

COUNTRY LIFE

THE JOURNAL FOR ALL INTERESTED IN
COUNTRY LIFE AND COUNTRY PURSUITS.

ILLUSTRATED.

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THE COUNTESS OF WESTMORLAND.



THE Journal for all interested in
Country Life and Country Pursuits.

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IS OUR SHOW- YARD PRACTICAL?

YORKSHIRE has so long been a leading county in the breeding of stock, that no one doubted beforehand the success of the show in the capital of the three Ridings. Yet, save the distressing case of Maidstone, that of York was the most depressing during eighteen years. But so long as the greatest fixture of the agricultural year goes on circuit, and has no fixed home, some doubt will always continue to cloud the decisions of the committee. The position is a difficult one. By its nature agriculture cannot be concentrated locally. Yet no produce suffers more by long journeys than do cattle and live stock. By bringing the show near to the doors of one county the distance is made greater for many of the others. No decision could satisfy or even please all. But if a change is made, it should at least be permanent. We do not doubt that Cardiff or Birmingham, or Yorkshire—for there were peculiar circumstances this year—or Bath could secure the success of any show which they undertook to hold. But in the long run a fixed centre for the National Show would probably

serve all parties best. Transport would be properly organised; railway companies would not have to make improvisations with inexperienced staffs in fresh places; and what was lost in proximity by the distant counties, would be made up by better organisation. The money side of the show would be safe an important consideration—if the society is to lose £6,000 on a single fixture as it did at Maidstone last year. This year, too, the deficit will be very large.

The international competition of the cattle of Europe at the Paris Exhibition calls attention to rival methods of encouraging stock breeding approved by our neighbours in France. A well-informed writer in the *Speaker* criticised our show system adversely last December, and advocated that in favour across the Channel. The French have to a great extent got over the difficulty of place by organising their shows geographically. They have a permanent site for the National Show, which takes the place of our Royal Show. It is always held in Paris. This is supplemented by five great regional shows, where the classification of the animals and the system of prizes are the same as those in the National at Paris. Thus each region attracts about as much competition as the other, and the level of excellence is not much inferior to that of the chief event in the capital. Wide competition and the actual sight of first-class stock benefit all France alike. Behind these are a multitude of small local societies, now recognised and advised by the Ministry of Agriculture, which hold shows, inspect farms and award prizes, encourage skilful farm labour, and combine to purchase breeding stock, to build co-operative dairies, and generally to encourage farming on progressive lines. The author of the article referred to thinks this a more useful way of spending money than in holding shows, in which most of the cash of local societies is spent in England. He also demurs to the usefulness of our shows of all kinds, on the ground that they encourage "pot-hunting" and produce an artificial stock, bred only to win prizes, and not for practical use. It may be admitted that the Royal Agricultural Society is rather retrograde in confining most of its attention and expenditure to the encouragement of stock-breeding. But we disagree entirely with the view that the kind of animal produced by the long tradition of encouragement in our show-yards is not the kind of thing wanted by "practical farmers." If so, why do the practical farmers of the new countries of the whole world come here to buy them? If our prize sheep are not the best on this planet, why does the Argentine pay £1,000 for a single ram? Why do the keen Australian and New Zealand owners buy them yearly in greater numbers, and at higher prices? Our cattle are equally sought after by practical buyers. Australia is buying Jerseys. The United States purchases our red-polls, Herefords, Devons, and shorthorns. Even the Dutch farmers at the Cape are importing our beef and dairy cattle, so is New Zealand, and the Austrian Government have stocked their model farms in Bosnia with English pigs. These buyers are not "fanciers." They have one practical object before them—to improve the animals on their own property, or in their own States. That they find this country supplies what they want is the best argument the Royal Agricultural Society can employ against critics of our show system. Those who think general evidence useless need only compare the awards in the shows with subsequent records. These prove that the animals are not, as has been alleged, spoiled for beef or breeding by the standard set for prize-winners. Female animals over a certain age in the cattle classes must be exhibited at all shows either in milk or in calf, and at many shows they must be certified to have produced a living calf within a certain date after the show, or the prize is withheld. Male animals are sometimes shown rather too fat; but a bull which can win at the principal shows is so much more valuable as a sire than as a prize-winner, that it would be very much against the owner's interest to overfatten him to such an extent as to make him useless.

In the beef classes the points required are themselves evidence that the creature is likely to be as good for the butcher as can be produced, and that it will fatten quickly and economically, and produce beef of the very best quality. Most of the animals exhibited at the fat stock shows, themselves often the offspring of those exhibited at the breeding shows, are killed after their last appearance at Smithfield, and certain papers request the butchers to send in particulars of the cattle, from a business point of view, before they are killed. One of these reports gives particulars of seventeen animals, four of which had taken prizes at Smithfield, and only two were reported by the butchers to be a little too fat. All the rest were exactly what was wanted for the trade. One, particularly worthy of notice by those who say that our prize stock are not fit to breed or in condition for the butcher, was a red-poll steer. His dam had won a first prize at the Royal Agricultural Society's exhibition, and he was half-brother of the heifer which made the record price of 260 guineas at the late Mr. Colman's famous sale. Nor can we agree that the open prize system works badly, by giving the highest awards to the best animals whether they have won before or not. What would be the use of encouraging mediocre

animals by turning the prizes into "close scholarships," open not to the best beasts, but only to such as had not won distinction elsewhere? It would be introducing the handicap system into what was meant not to give sport, but to encourage solid merit. The big shows, with their big prizes, encourage the large breeders. It is they who, in the main, are "professional exhibitors." They aid the farmer enormously in the long run, because the more cattle they breed fit to show, granting that these are the breed of animal likely to be useful afterwards, the greater is the farmer's chance of being able to obtain them at a reasonable rate.



THERE is, sad to relate, nothing at once comforting and definite to be said concerning the position of things in the Far East. The first duty, therefore, is to counsel those who are in terrible anxiety, which may have been merged in worse certainty before these lines are printed, to be hopeful as long as may be, and to be of good courage. The men whose lives are in peril, besides European residents in the part of China affected, belong to a class which has a wonderful way of getting out of tight places. Only the other day some bluejackets, reported as missing after the affair of the armoured train on November 15th, turned up safe and sound at Pretoria.

Meanwhile there is, as usual, too much readiness to throw blame in all directions. Admiral Seymour, it is said, ought not to have landed his men, and by doing so he has denuded the ships, and the Admiralty, which was at the other end of the cable, must have authorised him, and is responsible. Here is far too much of exaggeration and of inference. The force which was put in peril on the mainland was considerable and valuable, but that which remains in the ships is great also. And is it to be said seriously that, no matter how great the risk, our Legations, our fellow-subjects, and our fellow-Europeans in China were simply to be left to their fate in a country which is a byword for callous cruelty? The very thought is intolerable. Such a policy would have been contrary to the policy of the Navy, of the nation, and of Europe.

Then a story has obtained currency to the effect that Lord Roberts, on being asked to spare a division from South Africa, peremptorily refused, and he is blamed accordingly. For our part we do not believe a word of the story; but if Lord Roberts did refuse, the odds are that he was perfectly right. He is the man at the helm, and he has proved his prescience and his skill. The waters on which he is navigating are not indeed very stormy now, but they are troubled and squally. If he says that he wants every man he has got in South Africa, he ought to be trusted; and, seeing that it is well known that Mr. Kruger bases his last hopes on the trouble in China and on the Presidential election in the United States, it would be a great mistake to give him the slightest encouragement by denuding the South African Field Force of a division, or even of a regiment. Above all, let us avoid hysteria.

Meanwhile, we await with interest the evolution of the pro-Chinese. We all know the pro-Boer, usually a person marked, as the member for Bodmin is, by other eccentricities and by a constitutional inability to see eye to eye with anybody. To him various treatments are applied, according to his position in the social scale. Violence is vulgar, argument is wasted, silence is best. He is quite sure that his country is wrong under all circumstances. We shall have the pro-Chinese in time. He will warn us that civilisation has only itself to thank for the present state of things. It has encouraged missionaries, who are odious to the Chinese spirit; it has fostered liberty and humanity; it has set its face against corruption and tyranny. These last three objects it has pursued in South Africa also. There is very nearly as good a case to be made for the pro-Chinese as for the pro-Boer.

We have news from the war of the bagging of two guns, a species of quarry that we seem to have found curiously elusive; but for the rest, events are moving slowly, though, as we have every reason to hope, surely. What we want to hear of is a big bag, including ex-President Steyn, if possible, in the region about Bethlehem. The net is said to be stretched around these commandoes, but in the meantime they seem to have ample freedom of movement within it. A more northerly bag, including Mr. Kruger and the £2,000,000 sterling, would be welcome too, but is perhaps less likely. There seems no immediate prospect, in spite of the release from service of the Natal Volunteers, of our having any large portion of the South African force available for other parts of our temporarily distracted Empire, such as the Yang-tse-Kiang Valley and Ashantee.

In China we have been recently kept for very many anxious days without news from its capital reaching the coast. There is little doubt that the notorious "Boxers," or the so-called Government that has practically identified itself with them, had cut all the wires or had command of them. Such an event was not beyond the power of human imagination to conceive, and it emphasises yet again, as events in South Africa and in Ashantee have emphasised it, the view that we have often urged in COUNTRY LIFE of the immense value of a pigeon post established to some secure base on the coast from every town in which we have interests that can conceivably be imperilled. Pigeons, of course, have to be trained along the lines of flight on which they are to serve as postmen; but this training would be of no great difficulty in times of peace, and its value beyond calculation in time of war. We are glad to know that the authorities are beginning to make arrangements for using the pigeon postal service far more than they have done in the past.

There is a singular analogy between the results, from a certain point of view, of the so-called "Boxer" movement in China and the action of Mr. Kruger and the Transvaal oligarchy. In the latter case the virtual declaration of war by the South African Republics drew together all parts and parties, with a few insignificant exceptions, of the British Empire. In the former case the policy of the Chinese Government, aimed against the existence in China of foreigners of every nationality without discrimination, has had the effect of drawing into union even nations whose interests had seemed as diametrically opposed as Great Britain and Russia. The phrase of "evil coming out of good" has been hackneyed into such a cant sense that one shudders as one uses it, but if ever there were striking instances in point they are to be seen in China and the Transvaal. Side by side with the Imperial monument that it is caustically proposed to erect to Mr. Kruger, there may perhaps be set up one by "the parliament of nations—the federation of the world" to the Dowager-Empress of China.

The time of "the singing of birds" is over in the country, and the hush of summer is beginning to prevail. We have not heard the nightingale for several days, and though the cuckoo still cries it is occasionally only, and with the broken note that he gets towards the end of the season. Luckily, the lark sings on indifferent to all change, and a characteristic note of summer is that of the corn-crake, now being ground out from ripe grass and growing corn. With the quietness comes a subdued colour, the rank foliage hiding such brilliant hues as remain, all except those of the wild rose, now in its glory, and of the red poppy, now rendering many a field gay with a beauty more prized by the idle sojourner than the busy farmer. Wild mustard used to lend its yellow to this midsummer scene, but a little touring in the country appears to show that the new spray has been effectively employed in ridding farmers of this pretty but mischievous weed.

It has been decided on appeal that no penalty is incurred for selling in this country foreign butter previously treated with boracic acid. This injuriously affects the British dairyman, and to a far greater extent the British public, as it is an encouragement towards the free use of preservatives. But the best made butter requires nothing of the kind. If the butter-milk be thoroughly extracted, and care be taken not to break the fat globules, fresh butter ought to keep perfectly for any reasonable time. Of course, what makes the use of preservatives so imperative in the dairies of Denmark and Brittany is the excessive grinding required to produce the appearance of uniformity insisted on by the London grocer. But that this is obtained at the expense of real excellence is a fact of which all who know what good butter is have long been aware. No factory butter can possibly be of the first quality.

June rains are excellent for roots and not bad for hay which is not ready for cutting, but if continued they must soon cause anxiety. We notice that already a fair amount of grass is cut and lying in swathe. It has turned out thin and the quality is not of the best, as the cold spring checked the growth of the

finer and more delicate grasses. A very great deterioration must follow as the result of the terrible washings to which it is being subjected. But it is on corn that a very wet season would produce the most disastrous effects. For one thing it could not be harvested. Every farm now depends on its machinery. At the present moment many farmers are seriously embarrassed because, the rain having brought away the roots, a few extra hands are needed for singling. They cannot be had. It would be still more difficult to obtain shearers in the event of a thoroughly wet season rendering the reaping machine useless.

It is difficult to account for a new rule made by the Royal Agricultural Society, limiting the age of the animals in the cow classes to under seven years. Hitherto these classes were open to all animals over four years. This year no cow calved before 1894 can compete. We should think that longevity, being a sign of a good constitution, is certainly a point to be encouraged in breeding stock. There is a possibility that the need for early maturity may shorten the life of our cattle. Consequently, it is most undesirable that evidence of long life and vigorous vital power should be refused by disqualifying animals still in their prime. Cows of some breeds have been winners of prizes at the Royal Show when in their "teens." It is a sure sign of a good constitution when they retain their high quality when aged.

A very interesting day was spent by the students of Reading College, under Mr. Douglas Gilchrist and under the guidance of Lord Wantage and his farm manager, Mr. Eady, on the Lockinge Home Farm on Friday last. It was an object-lesson on a huge scale, for the Home Farm consists of many holdings which came into Lord Wantage's hands during the worst of the period of agricultural depression, and upon them Lord Wantage has shown, in a very interesting fashion, what can be effected by wise and generous farming in the face of adverse circumstances. It should be added that the farm so created has been run in sub-divisions, so that it could at any time be let in many holdings.

The students saw everything, and the ready explanations of Mr. Eady were of the utmost practical value. Most valuable of all, perhaps, were the impromptu lectures of Mr. Eady on stock. A herd of young Hereford bullocks or one of older stock, a Shire gelding, a Shire mare with foal at foot, would be taken as an example. To lecture on the points of a Shire mare with Lockinge Forest Queen, that joyful mother of prize-winners, for text and blackboard, so to speak, to repeat the process over that splendid stock-getter and getter of splendid stock, Prince William, and over that fine young stallion, Forest King, was easy. Yet Mr. Eady hardly lectured. He spoke shortly, colloquially, and in homely fashion; and in at least one of his hearers he left a vivid recollection of essential points to be noted. In fact, it was a day to be remembered. *Oculis submissa fidelibus* is a great saying. To inspect first-rate stock under competent guidance is the best of lessons. Finally, the luncheon in the dining-room at Lockinge, Lord Wantage's kindly speech, and his ready courtesy to one and all, are never likely to be forgotten.

The quest for the last of the mylodons has been undertaken by a new daily paper, the proprietors of which have been struck by the extraordinary fact, now shown to the world in the museum at South Kensington, that a monstrous and most prehistoric-looking beast, like nothing that now walks the earth, had been skinned, and probably eaten, by men so recently that the hide and hair remain in great part intact. There is even some reason to believe that the creature had been feeding on grass which had not been grazed with its own teeth, but cut with some sharp instrument. Could the men who skinned the animal have fed it on hay which they had cut?

It seems all too strange to be true. But there are the skin, and a photograph of the cavern, seen from within looking outwards, and the skull of the beast, apparently broken by man with a sharp instrument, and the dry excreta of the beast, and the remains of some prehistoric horse, and of a man with a diseased shoulder-blade. But what a skin it is! It is like nothing anyone ever dreamed of. The beast had imbedded in the actual skin a kind of imperfect carapace, consisting of bits of hard bone the size of small beans. In that it does not differ much from another extinct monster of a similar kind. But what we did not know is that outside this bony armour, which was itself covered by skin, was a layer of thick hair like that of a bear. The fur is all left intact. It is dirty yellow close fur, thick set, and not injured in any way. The greater part of the skin has been turned inside out, and not reversed again, as if it had been left to dry after it was drawn from the mylodon's body. The claws were found in the cave, also some of the teeth. But we much doubt if there is a living mylodon still on this planet.

Richmond Old Deer Park will probably be saved from the laboratory builder. Besides the laboratory, it was proposed to erect a hideous engine-house close to the wild part of Kew

Gardens. Last week a deputation, representing all the societies for keeping Nature as it is, and many local bodies, including Richmond Corporation, interviewed Mr. Hanbury and protested. According to the *Spectator* the park contains 400 acres, of which only 87 are available to the public, the rest being leased to private clubs, or not used at all, except to feed a few horses.

Mr. J. C. Stevens, who was selling great auks' eggs and other rarities at his famous rooms in King Street, Covent Garden, last week, refused to deal with forty-three lots of British birds' eggs, objecting that their sale was contrary to law. This example is a bright one, and if other dealers will follow the lead so honourably set, "British taken" examples of rare birds' eggs will not fetch a price long enough to tempt poor men in the country to break the law. Mr. Stevens, we are glad to see, had a most successful sale of his great auks' eggs. One was an "unrecorded" egg from a French collection, a fine specimen with a peculiar type of marking. It brought 315 guineas, the highest price yet given. Another fetched 180 guineas. As there are only seventy-five eggs known to exist, the egg may prove a good investment.

"The finest river for coarse fish in England" is the verdict of the Thames Angling Preservation Society, in its report published at the opening of the sixty-second summer fishing season in which it has guarded the fishery from Richmond to Staines. The society believes that in four or five years' time an enormous increase of fish will take place, because it now preserves all the spawn found laid on the banks of the river. Much also is artificially hatched out. Spawn-devouring animals, such as the barren swans, are removed, and netting prevented. Poaching and unfair practices are *not* on the increase, which speaks well for the good sense of the London public.

An animal never seen alive in England has arrived at the Zoo. It is the Rocky Mountain goat, a curious missing-link kind of beast, something like a goat, yet with some features which suggest a kind of affinity with the bison. It has been destroyed, or nearly so, in the United States territory, but survives in the far north of British Columbia. Its hair is white and long, its head drooping, and it has a bison-like hump and falling-away quarters. According to all accounts, it is rather a dull, stupid animal, very unlike the active, eager, inquisitive goat, whether wild or tame.

Moor burning as carried out in Ireland is anything but advantageous, as it is generally the outcome of malice. Within the last few months several cases for compensation, where moors have been maliciously burned, have been up before the Courts. Quite lately the Earl of Rosse was awarded the whole amount claimed for 200 acres of grouse moor destroyed in King's County. On Thursday of last week, a large tract of the Cloneyhurke and Garryhinch bogs, on the borders of the King's and Queen's Counties, was burned, and it was only by the most strenuous efforts that the fire was extinguished. These moors belong to Mr. R. T. Fitzgerald and Dr. Neale, of Mountmellick, two gentlemen who have done their utmost to improve these moors since taking them, having imported grouse from Scotland, and so forth. The hardship of their case is that last year a large portion of the same bog was burned, and the owners, having good reason to believe that the burning was the outcome of malice, made a claim for malicious injury, and were awarded £50. An appeal, however, was lodged, and Judge O'Brien reversed the decision, on the grounds that the two gentlemen mentioned were so popular that the burning could not have been malicious! So much for being "popular" in Ireland.

For some reason, the numbers of the otters are, generally speaking, on the increase, and they are also extending their range. It is just possible that the fact of fishermen increasing in numbers, and therewith the opportunities of noticing the otter and signs of the otter increasing in proportion, has something to do with the greater numbers recorded, but it is simpler to believe that there are actually more otters than there used to be. If this be so they are increasing *pavi passu* with the decrease of the salmon; but it would probably be quite a mistake to regard them as the cause of the salmon's decrease. Not an item of the evidence before the Royal Commission has gone to point to that conclusion.

Mr. Wilson H. Armistead, who started a trout farm in the County Cavan a couple of years ago, and who should be one of the best authorities on the subject of stocking lakes and rivers, gives some very sound advice to Irish lake and riparian owners. He points out that many of the finest lakes in Ireland have been ruined by a ruthless crusade against the pike, which are all cleared off by some means or another, while the perch, which are worse than the pike, are left to increase and multiply to such an extent that the trout are wiped out. The perch must have war waged against them at the same time as the pike, or matters go from bad to worse; but if perch are diminished without reducing

the pike in proportion, the result will be that the pike, finding perch scarce, will destroy more trout than ever. This leaves a very difficult problem to be solved; but in waging this war of extermination against the pike and perch, it should be made a rule that every fish should have the contents of its stomach examined and noted down. In this way two important facts will become known: Whether the pike and perch are really doing the mischief supposed, and, if so, what proportion of trout are destroyed as compared with small fish of their own kind.

It is difficult to understand why one particular species of bird or beast will disappear or increase in a country without some special reason. Take, for instance, the case of Ireland. Some sixty years ago there were plenty of quails in Ireland, more especially in the south, while the partridge was almost unknown. Now the quail is a *rara avis*, and the partridge fairly plentiful. But the case of the squirrel is more remarkable. In 1840 it was unknown to Thompson as a native of Ireland, but was shortly afterwards introduced into Wexford, and of late years has spread all over the country, so that there are few of the Irish counties where it is not well known. There is no satisfactory evidence of its ancient existence in Ireland, though O'Flaherty enumerates the squirrel as one of the animals found in West Connaught in 1684, and Thompson mentions a vague tradition that it was common in Ireland before the destruction of the native woods. The squirrel was not known as Irish to the distinguished naturalist Templeton, who carefully studied the Irish fauna about the beginning of the nineteenth century; thus there seems to be every probability that the animal is not native, but, like the frog, was imported from England many years ago, has since spread in different directions, and is still increasing rapidly.



C. Reid, Wishaw, N.B.

CLYDESDALE MARES.

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The Royal Show.

WHETHER it was owing to the war or to some other untoward circumstance, there can be no denying the fact that the York Show of the Royal Agricultural Society proved a disappointment so far as the attendance of visitors was concerned, whilst the quality of the animals

competing, although many of the classes were numerically strong, left a good deal to be desired in many instances. This is greatly to be regretted, if only on account of the fact that the Prince of Wales was president for the year, the Prince, together with the Princess of Wales, the Duke of York, and Princess Victoria, honouring the show with their presence, to which circumstance, doubtless, the satisfactory attendance on the



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HUNTERS.

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Thursday was mainly due. A more admirable show ground than that provided by the famous Knavesmire could scarcely be imagined, as the accommodation was practically unlimited, and the judging rings so level that all the animals were afforded ample opportunities of doing justice to their good qualities, a result of this being that the majority of the awards were extremely well received.

The horse classes, as was only natural in Yorkshire, were numerically stronger than usual, but regarded as a whole it can scarcely be contended that they displayed a corresponding increase of merit. At the same time, there were a few extremely good Hackneys, these classes being very well and patiently judged by Sir Gilbert Greenall and his coadjutor. Sir Walter Gilbey was the most successful exhibitor in the section, as he won first and championship with the two year old stallion Bonny Danegelt, first in three year old geldings with Bright Spark, and second in two year old fillies with Bonny Lady, all of which were bred by himself, whilst of



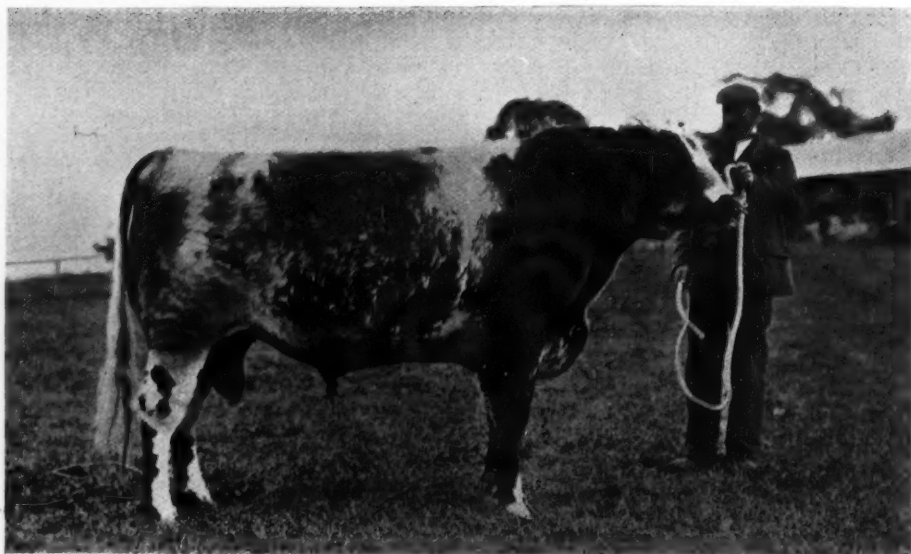
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SUFFOLK STALLIONS.

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the second named it may be said that he was the sensation of this part of the show, as no more promising young harness horse has ever been seen—certainly no finer mover. The hunter classes were rather disappointing, but the champion filly, Mr. R. E. Dixon's Lady Meta, and Lord Middleton's Hollyhock, placed reserve to her, are very smart indeed, whilst amongst the adults, such well-known winners as Mr.

J. H. Stokes's King Bronze, first prize at Richmond, and Briton, Mr. A. J. Brown's Wexford, and Messrs. Ward's The Knight, were exhibited. The classes for Cleveland bays and Yorkshire coach-horses were not particularly strong, though it was satisfactory to observe that there was considerable merit amongst the



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THE QUEEN'S SHORTHORN, ROYAL DUKE.

"COUNTRY LIFE."

better than could be expected at a gathering so far from their home in East Anglia, Mr. A. E. Wood, of Wickham Market, being a most successful exhibitor, as he was awarded premier honours in each of the six classes provided for the Punches.

Taken all round the harness section was not up to the average, but such famous winners as Mr. T. Mitchell's Sam Weller, Mr. E. S. Godsell's Heathfield

Squire, and Mr. W. Foster's Mel Valley Princess were at the head of their respective classes, the last-named most excellent pony finding a new owner in Mr. N. Gray, who purchased her for £1,000. The pony classes were distinctly moderate, and in some departments, the Shetlands notably,



MR. J. T. HOBBS'S OXFORDDOWN RAM.

brood mares and foals. In Clevelands, Mr. H. C. Stephens, M.P., won the championship in stallions with Wellington, whilst in the coachers Mr. John White scored with the good-actioned Master John. The collection of heavy horses was a fairly representative one, Lord Llangattock being a very successful exhibitor of Shires, as he won several first prizes here, including the championship for stallions, which fell to Hendre Hydrometer. Clydesdales were not so numerous represented, but the quality was very good, and it is noticeable that Her Majesty was a competitor with the stallion Baron Bombie, a nice typical sort of three year old, but he could only secure third in his class, which was headed by Mr. Thomas Smith's Drumflower. The Suffolks showed up far



MR. C. R. ADEANE'S SOUTHDOWN RAM.

the awards of the judges were very warmly criticised by those well able to form an opinion concerning the correctness of the decisions.

Conspicuous features of the Royal just past were the remarkable successes of Her Majesty and the Prince of Wales

in the cattle classes, as the Queen took the championship in shorthorn bulls with the two year old Royal Duke, the Dublin and Royal Counties winner, first in shorthorn heifers with Rose of Sharon, and first in Devon heifers with Gem, out of five entries; whilst the Prince took first in three or four year old bulls with Stephanos, and second in the two year olds with Pride of Collynie, both of which animals were at the top of their classes



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ABERDEEN-ANGUS BULL, DIAZ.

"COUNTRY LIFE."

at the Bath and West of England Show, and also third in young bulls with Crystal Pride, and second in Dexters with the red Bantam Cock, whilst he likewise secured a second prize in Southdown rams.

The only entry made by the Duke of York was the red-polled bull Field Ranger, which was awarded a second in his class, the championship of this section falling to the representative of Mr. James E. Platt. Very interesting features of the cattle section of this show were the classes for Highland cattle, as the picturesque-looking Kyloes were never better represented at the Royal, and beyond a doubt few better specimens of the breed than the Earl of Southesk's Laoich have ever been seen. An honest word of praise may also be bestowed upon the Aberdeen-Angus cattle, which were a wonderfully good collection all through, Mr. W. S. Adamson's champion bull Diaz and Mr. Clement Stephenson's winning cow Elite of Benton being as typical specimens of this valuable beef-producing variety as could be found at any show. The Devons were small classes, but they included amongst them some very good ones, the Hon. E. W. Portman, Mr. Alfred Bowerman, and Mr. E. J. Stanley, M.P., being the most successful exhibitors of these shapely reds.

To the account of the York Show may be added, with much point and at the same time with much sorrow, the statement of the fact alluded to in our leading article—that just when the fate of the Royal, as a peripatetic institution, was hanging in the balance, the financial results of the show in what ought to be a first-rate centre were very disappointing.

The total number of people who passed the turnstiles was 87,511 only, and this coming after the 68,576 of Maidstone is very bad and very depressing.

POLO NOTES.

THE effect of the rain on our polo grounds was seen at both clubs on Saturday. At Hurlingham visitors had to be content with a tie of the championship instead of the final, and at Ranelagh, while there was a good galloping match—one of the Novices' Cup ties—we missed the pleasure of one of those Rugby v. Ranelagh matches which are the best that polo managers can offer us this season. Yet Saturday was a pleasant day enough, for the sun shone, and at Barn Elms there was a gay scene, full of movement and colour. Mr. George Miller and Mr. Williams had not depended entirely upon the polo, but had arranged a horse show which attracted entries, not indeed very numerous, but of really high quality. The Ranelagh gold medals will certainly be coveted as having been won in good company. The judges were Messrs. H. Frisby and Banbury, M.P. As usual at Ranelagh there was no hitch, and everything went well and smoothly. No sooner was one class judged than the next was ready.

down to show themselves in the ring as the veterans did. Miss Gladys Schumacher showed the best hack, both for looks and manners, I have seen for many a long day, and won very easily in a class otherwise moderate. The gold medal for the best private coach was won by Mr. Stern's famous roans. In judging this class we all missed Lord Lonsdale, who is the most skilful judge of a coach now living; not a buckle in the harness, nor a bolt or bar in the coach, escapes him.

During the week two important polo tournaments were in progress—the



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MR. T. V. SMITH'S HIGHLAND HEIFER. "COUNTRY LIFE."

Champion Cup at Hurlingham, and the Novices' Cup at Ranelagh. The former is one of the oldest of our polo tournaments, dating from 1877. Almost every player of note has played in the cup ties in the course of his polo career. Lord Harrington and Major Herbert are two of the older generation of players who are still on the active list. The Cup has never looked so open a contest as this year. The final should have been played on Saturday, but an unlucky shower of rain prevented the ties being played off on Thursday, and the final had to be postponed. The Old Cantabs, Messrs. W. McCreery, F. Freake, W. Buckmaster, and L. McCreery, looked on paper to have a very good chance, but Mr. Buckmaster dislocated his thumb on Saturday week and has only been able to play at all with difficulty. Even thus handicapped, the Cambridge men had no difficulty in disposing of Rugby B. on Tuesday by 6 goals to 1. This match need not therefore detain us. The next game was The Students (Messrs. C. M., and P. Nickalls and Captain R. Ward) v. The Fulham Rovers (Messrs. Rich, F. Menzies, F. Mackey, and T. B. Drybrough). A very keen galloping game from start to finish. The Students had the advantage of three players used to each other's play, while against this was the sound defensive game of Messrs. Mackey and Drybrough. The last-named player had a hard task, as the Students, full of ride and dash, gave a wider interpretation to the hustling rule than the umpires would endorse in all cases, and there were seven fouls claimed and allowed against them. One of the most brilliant points of the game was the run made by Captain Ward in the fifth "ten." The ball was being shifted about at the stables end when he got hold of it. Sitting down to ride, Captain Ward hit the ball clear of the scrimmage, and then, fairly shaking off his opponents by the pace of his chestnut, long-tailed thorough-bred pony, kept the ball travelling till he had put it through the posts. Mr. P. Nickalls made another goal shortly after, and this gave the Students the lead they wanted, and the score stood at 5 to 3 in favour of the Students. Mr. Mackey then made a capital goal for the Rovers, but his side could do no more. Mr. John Watson on Wednesday played a strong team, consisting of Captains Johnstone and Beresford, Mr. Foxhall Keene, and himself, against Rugby A. (Mr. Walter Jones, Lord Shrewsbury, Mr. C. D. Miller, and Sir Humphrey de Trafford). The old Freebooter captain was



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THE DEPARTURE OF THE ROYAL PARTY.

"COUNTRY LIFE."

I am always unwilling to differ from the judges, but they certainly went wrong in the single harness class, Mrs. Hartley F. Batt's Winton, a chestnut rather wanting in quality and with very moderate hind action, beating Sir Walter Gilbey's County Belle, a beautiful free-actioned bay, and Mr. A. Martinez de Hoz's Coker's Ruby, a nicely shaped brown, which never settled down in the ring. In the pairs Mr. Panmure Gordon won with Lord Bute and Lord Windsor. These horses have beautiful action and even better manners. Mr. Martinez de Hoz showed a fine pair, but they never really settled

in great form, and Mr. Foxhall Keene is one of the best players in this country. He says that in the Rockaway Club there are several others as good; if so I should like to see them play. Captains Beresford and Johnstone belong to the 7th Hussars, last year's inter-regimental winners, and thus the team was altogether too strong for Rugby A., 7 goals to none being the final score. Yet it was a good game to look on at. All the men played the game and rode hard. The game on Saturday last was the semi-final—the Old Cantabs v. Students. The team, of course, being as above, the match proved a sure, if not an exactly easy,

victory for the Cam'ridge team. Whenever the clerk of the weather allows the final to be played we may expect a game worthy of the traditions of the Champion Tournament.

The Polo Pony Society at York showed that it is right in offering prizes for polo and riding ponies, for there can be no doubt that not only the winners, but also nearly the whole of the classes, were of the true modern polo type. The judges, Mr. Buckmaster and Mr. T. F. Dale, knew what they wanted, and in each case the prize-winners were of the true type, and the classes were, as they should be, an object-lesson to breeders of the sort of animal to try for. It is significant of the progress of the society that the young classes steadily improve from three years old downward, and there were no better animals in any class than the first three in the yearling class of ponies at this year's Royal. The Polo Pony Society has been a good deal to the front with regard to the vexed question—not of the height; that is fixed at 14h. 2in.—of the measurement of ponies. The society, which represents practical breeders, wishes that the measuring rules of the Hurlingham Committee should be enforced. This is obviously not the case at present, for the percentage of rejections is absurdly low. The Polo Pony Society further appointed a committee, who reported that various cruel and unfair methods of measuring ponies were customary. On this the society ordered the Hurlingham Polo Committee, at present the ultimate authority, to meet its committee and to consider the matter. The Hurlingham Committee took offence, and wrote a curt refusal. The Polo Pony Society thereupon forwarded the correspondence to the General Committee of the Hurlingham Club, and there the matter rests. But the Polo Pony Society, which represents every pony breeder in England, cannot allow the matter to drop. A standard height and fair measurement are vital points to the pony breeder. All that the Polo Pony Society

suggests in order to attain these is that ponies should be measured with shoes on, and that a clause should be added to the Hurlingham certificate to the effect that in the opinion of the official measurer "No unfair method of preparation has been resorted to" to enable the pony to measure 14h. 2in.

Colonel Sanders-Darley has arranged for the playing of the southern division of the County Cup ties at Eden Park, and on Saturday, June 30, the final will be played on the Beckenham ground. The following teams entered: Eden Park A. and B., Fetcham Park, Kingsbury, and Stansted. The semi-finals and finals will be played next week at Hurlingham, where also the Annual Polo Pony Show is fixed to take place. The senior club will have a great day on June 30, and anyone who wishes to see all the crack polo ponies of 1900 should get a Hurlingham pass and go down. X.

Our Portrait Illustration.

OUR frontispiece this week is the Countess of Westmorland, who was married in 1892 to the thirteenth Earl of Westmorland. It is not often that Debrett is convicted of error, but he is clearly wrong in this case, for on p. 809 he describes Lady Westmorland as daughter of the fifth Earl of Rosslyn, but on p. 674 he describes her as sister of the fifth Earl which is correct. The seats of Lord and Lady Westmorland are Apethorpe Hall, Wansford, Northamptonshire, and Sharlston Hall, Yorkshire.



IN our two previous articles on "Old English Gardenage at Hampton Court," we have remarked how much the pleasure and delights of a garden are enhanced by a judicious use of brick, stone, lead, and iron-work in appropriate positions, forming walls, shelters, recesses, niches, arbours, terraces, balustrades, steps, pedestals, vases, urns, gates, screens, etc. We have, in fact, endeavoured to point out how architectural and constructional features properly belong to old English gardenage; but there was no sharp boundary line of distinction between the house and its garden. The

architect who designed and built the house, planned the garden. Porticoes, colonnades, arcades, galleries, orangeries half appertained to the house, and half to the garden. Sometimes they formed part of the regular design of the house itself, as, for instance, the inner orangery built for William and Mary, on the ground floor, next to the Royal apartment, in the south range of Wren's building at Hampton Court; sometimes they were detached, as is the outer orangery at the same palace, and the similar one at Kensington Palace, built for Queen Anne. In earlier days, in the times of the Tudors and Stuarts, when the invention of the architect was less fettered by a rigid and formal classicism, every variety of open cloister and arcade, of open and close bowling alleys and tennis courts, were attached to great houses, with the object of affording pleasant sheltered places in which to enjoy air and exercise in rainy weather; and the same ideas were carried out on a different scale in the smaller houses of the country. Similar conveniences, indeed, are still to be found in every part of the world. There is scarce a Boer farm on the veldt which does not boast its "stoep." What a sorry substitute for this simple contrivance, or for the open garden-galleries of Henry VIII.'s palaces, and the Jacobean arcades and porticoes of the old country houses, is a modern "handsome" conservatory! In too many cases also in England the bare square-built stuccoed mansion of Georgian times stands isolated in the midst of a plain park, and surrounded only by wide gravel roads and paths and bare stretches of



J. S. Catford.

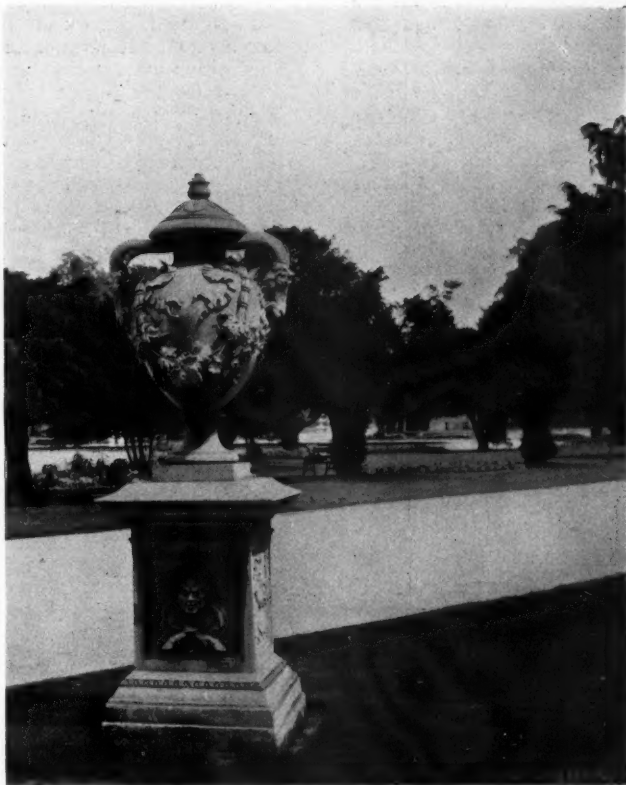
ROOF OF THE GREAT HALL.

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lawns—the very antithesis of the comfortable and cosy old Tudor houses, nestling amidst sheltering trees, with walls and gables overgrown with ivy and creepers; the very form of which, moreover, afforded scope for gardenage as a part of their design. Whether the buildings entirely enclosed a quadrangle or court, or three sides of it only, the space thus available between the ranges was treated in various ways, according to circumstances and the taste of the owner; sometimes turfed over, with dividing paths paved with “pitching” stones; sometimes entirely paved; sometimes embellished with fountains and statues; and sometimes with rosemary and other plants and climbers nailed to the walls and trailing over buttresses, gables, and chimneys. In connection, more or less, with the above remarks, we draw attention to our view of the Fountain Court at Hampton Court, especially as an example of decorative stonework.

Another interesting example of fine carved stonework at this palace is the parapet of Henry VIII's Great Hall, of which we give a view, as it shows us the sort of ornaments which were profusely used in the old gardens in Tudor times. Such pinnacles as we see here surmounting the buttresses, with heraldic beasts bearing vases, were in those days conspicuous features on the dwarf enclosing garden walls, and in many cases their stone bases still remain *in situ*.

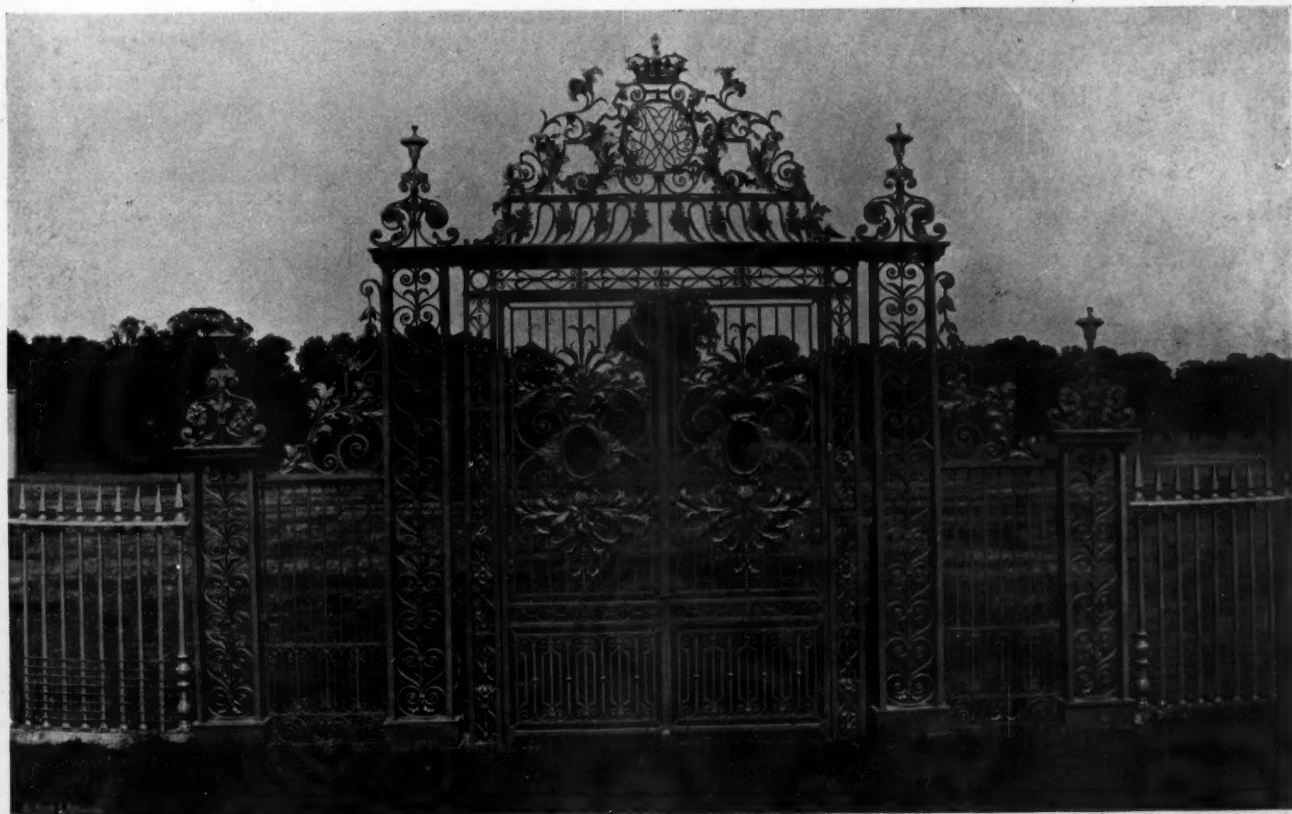
We return again to the time of William and Mary, when we come to our plate of the iron gates in the fence between the Pavilion Terrace and the Home Park. They are a fine specimen of the art of the famous smith, Jean Tijou, who was employed to execute most of the ornamental ironwork in the Royal palaces. Tijou's book of designs, published in 1693, under the title, “Nouveau Livre de Desseins, Inventé et Dessiné, par Jean Tijou,” and described in French and in English as “containing



STONE PEDESTAL IN THE GREAT FOUNTAIN GARDEN.

several sortes of Ironwork as Gates, Frontispieces, Balconies, Staircases, Pannells,” etc., has recently been reissued in facsimile by Batsford. One of the plates in Tijou's book is a design of the gates before us. They were removed upwards of a hundred years ago from their original position at the end of one of the avenues in the Home Park, converging on the east front of the Palace, where they were admirably placed, to their present inappropriate position at the bottom of a slope, in a ditch as it were. Our plate shows how fine are the design and workmanship of these gates, which, by the way, have just been repaired with admirable judgment and taste under the direction of the clerk of the works and the master smith at Hampton Court Palace. Very different are they from most of the ordinary modern decorative ironwork of this sort, which is usually either too stiff and angular, or too unrestrainedly flamboyant. Yet, even so, they are not to be compared in beauty with the twelve superb “screens” which formerly decorated the fence of the Palace Gardens, but which, owing to an incredible act of administrative vandalism, were some thirty-five years ago dragged up, and are now scattered about in various museums throughout the United Kingdom. These superlative works reach the extreme limit of exuberant design, and that they never overpass it is a striking proof of the unerring taste of their designer.

We have already spoken of the suitability of Portland stone for pedestals to statues, vases, and urns. Of these there are several examples in Hampton Court Gardens, and one of them is shown in the accompanying plate. No stone bleaches more beautifully with age, and none acquires a tone which goes better with the vivid green of grass, while retaining indefinitely all the sharpness of the chiselling of the carver. The design of the pedestal before us—though there are several others finer and



OLD WROUGHT-IRON GATES ON THE PAVILION TERRACE.

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J. S. Catford.

more elaborate—is admirable, and the heads in the panels are carved with great truth and spirit. The vase or urn surmounting it is modern, and of a different stone—a copy, we believe, of an old one. Originally this pedestal and its companion, which, by the way, both stand in front of the east façade of William III.'s building, were surmounted with vases of white marble of the most exquisite design. They were executed in 1694, as the competing efforts of two rival sculptors—one Gabriel Cibber, the father of Colley Cibber, and the other Edward Pearce. These beautiful vases are now in the Queen's Private Garden at Windsor, where they were removed by George IV. Each pedestal was carved by the artist who executed the vase it supported. Whether the one before us, which is on the right hand as one comes out from the Palace, is the one carved by Cibber or by Pearce, has not yet been discovered.

In the background of this view are seen the fine old yew trees which form one of the most attractive features of the Great

The illustration here is one of the Flower-pot Gate in the wall separating the Great Fountain Garden from the highway to Kingston. It terminates the north end of the Broad Walk, which runs through the garden in front of the east façade of the Palace to the Water Gallery overlooking the Thames, a distance of three-quarters of a mile. It is scarcely necessary to expatiate on the beauty of these two gate-piers, for readers can judge of them for themselves from the plate. The piers, which are of Portland stone, were designed by Sir Christopher Wren, and his original drawing for them is still extant.

The groups of amorini supporting baskets of flowers, which give the name to this gate, are of lead, beautifully modelled, doubtless by one of those artists in that metal whom we mentioned in our previous article—John Nost or Richard Osgood. The lead here, as usual, is tinged with a beautiful hoar-frost-like silver-grey, and the successful combination of pedestals of Portland stone with figures in leadwork is a demonstration of what has

previously been said on this point. Had these figures been of stone, even should they not have been long since destroyed by the action of rain and frost, their total effect would have been very inferior.

This is our last plate illustrative of old English gardenage at Hampton Court; though we could easily supplement the views we have shown our readers by ten times as many equally expressive. These we have given must serve, however, as examples to enforce what we hold to be a cardinal principle in regard to gardens; which is, that they may be regarded not merely as places in which to plant trees and shrubs, to grow flowers, to make lawns for croquet and lawn tennis, or to lay out elaborate borders for the display of cleverly-contrived horticultural combinations, but also, and equally, as a sort of open-air abode to be lived in and enjoyed at all seasons of the year, under every varying aspect of our ever-varying climate, enriched with the perennial joys of Art in every form adaptable to the purpose. In no other circumstances and in no other way can Art blend so well with Nature and lend it new delights, as where the products of every handicraft are invoked to add human sentiment to that of inanimate life.

DRY-FLY . . . FISHING.

I.—Angling in April.

CONFESSION is good for the soul, if not for the reputation, of the writer on angling, and I do not think twice about the wisdom of beginning this little series of papers on dry-fly fishing by pointing out that in my opinion "The Book of the Dry-fly" overstates the case against the season opening so early as April. This will probably be regarded as a lamentable backsliding by a good number of anglers in the South of England, who certainly practise what they preach about the propriety of allowing the trout of the chalk stream the whole of April in order that it may quite recover from the exhausting effects of the spawning season. May, these self-denying anglers declare, is quite soon enough to begin. May is a far more attractive month to the dry-fly angler than April, but there is no doubt that many excellent

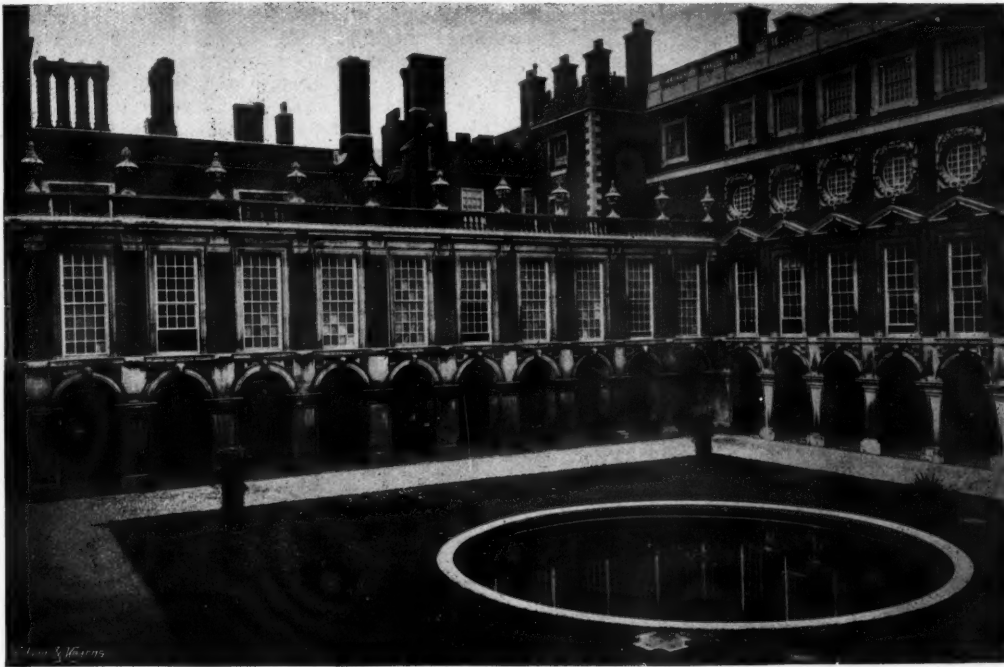


J. S. Catford.

THE FLOWER-POT GATE.

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Fountain Garden, by helping to break the otherwise monotonous level of its ground. Yews of a similar antiquity and fine growth are the principal charm of the private garden. This garden, as has been said in a former article, was laid out and sunk by London and Wise for William III. The great grassed terraces and slopes were artificially raised. At the far and lower end of the garden is the River Thames, and beyond are the meadows on the Surrey side of the river.



J. S. Catford. OLD ENGLISH GARDENAGE: THE FOUNTAIN COURT. Copyright—"C.L."

trout are quite fat and fit to take in the earlier month, and I remember that several which I took from the Test very early last season were in capital condition. They were difficult to deceive, strong and dashing when hooked, and delicious when served up at table. Of course, on the other hand, there are trout which are lean and still weak in April, and the angler who lands such specimens will scarcely take much pride in his prowess if he sees them laid out on a dish on the table of the fishing inn on his return home after the day's sport. But, after all, there is no need to keep those fish which are found to be out of condition; if they are merely lanky, flabby trout, and not black-looking veterans, which are far better out of than in the water, they may well be returned, to grow plump through a few more weeks' feeding-up on duns and shrimps. Some people seem to have a conscientious objection to returning trout to the water more than can be helped, because, they declare, it tends to make the fish very shy of the hook in the future; but what if it does? The shyer the fish, the greater the skill required to catch him, and hence, when he is caught, the greater the triumph and satisfaction. "Difficulty," wrote Froude, "is the charm of fly fishing." April certainly is not the best time in the season for the dry-fly angler, but it does yield many a good chalk stream trout, and I frankly confess that I always look forward with keenness to the joy of a tight line in Hampshire in that month. There is Arctic wind in an English April, often frost and snow, but even then the river-side is not barren of beauty and interest for the lover of Nature. I know that, as I write, the early peewit is choosing the dry spots in the water meadows, where she will be laying her egg treasures before April is a week old; that the snipe, in his wild mysterious transport, high over the marsh is bleating to his mate; that the "marsh marigold" of the poet, which makes the swamps in spring as golden as the mimulus will make them in summer, is just beginning to show up. And it is this knowledge which makes one athirst for the trout stream. To think of such things, to see them within the mind's eye, and yet not be able to get to them speedily, is to suffer a kind of Tantalus pain.

When there is plenty of water and the trout are in pretty good condition, a certain amount of sport may be looked for even at the beginning of the month. Last year I found that the fly—an olive dun—was hatching, and the trout moving a little at it for about an hour and a-half, between, say, twelve and two o'clock in the afternoon; and most anglers will agree that early in the season this is about the likeliest time of day, so far as what may be called dry-fly waters are concerned. In the case of streams which are short of water, and contain trout still woefully out of condition, fish will often be found eager for the artificial fly, even when no natural fly is appearing, and almost disappointingly easy to hook. But I desire to speak here only of streams which are full, and of trout which are really fit to take and good to eat. In April such trout may be slightly easier to deceive than they will be by-and-bye when many rods are out and rising fish assailed by angler after angler; but the difference in the wariness of the good trout in April and the good trout, say, in June or July, is not perhaps quite so marked as one might suppose. There is no evening rise at the beginning of the season as there is in the summer, and though the evening rise is at times horribly vexatious, even exasperating, it is then on the whole

that good trout come most innocently to the dry-fly. A Test, Itchen, or Derbyshire Wye trout in condition in April is no fool; he must be stalked and cast to by the angler just as carefully as if the season were full summer. The chances of the angler, moreover, will usually be much slighter at this season, owing to the hatch of fly being small and soon over, and this knowledge may well urge him to take special pains and precautions.

It has often been pointed out that the good old rule of being up betimes, shortly after daybreak even, if you desire to have success in fishing, does not apply to this method of "fishing the rise." I know there are times when the fish on chalk and limestone streams are stirring at an early hour and taking insect food at the surface, especially during spells of extremely hot weather, when presumably there is an early morning hatch of some species of Ephemera; but these opportunities are not very frequent,

and I have never heard of their occurrence early in the season. So far as the catching of trout is concerned, there is no incentive whatever to be on the water, in April at any rate, before 10 a.m., or 10.30 even. Later on in the season it is well to be on the spot an hour or so earlier. Before dusk in April—well before dusk—it will be all over. I have taken a good rising trout in Hampshire so late as about 4 p.m. in early April, and in Derbyshire a little later, but in the great majority of cases the creel which is empty at that hour is not in the least likely to grow heavy thereafter. If the afternoon is pleasant and soft, one naturally is inclined to linger on by the river long after the last dun has sailed away. When the creel contains a brace or so of pretty trout, one makes up one's mind that there is nothing more doing to-day, and strolls along the river before returning home to tea, intent on "spotting" good trout to assail at some other time; when the creel is empty one hopes against hope for just one more sign of a rising fish, and visits every likely spot on the chance of seeing something more. I am curious to know whether other anglers have a similar experience to mine at these somewhat doleful times, namely, that though not a fin stirs in the water which I have the right to fish, one or two trout are on the move just outside my bounds. Again and again I have noticed that the only trout moving on a hopeless sort of afternoon are those which I am only permitted to view at a distance, unless I choose to leave my rod and go and sit down close by and stare at and hanker after them, which is worse than useless. This experience has been so constant that I am led almost to believe that there must be some unseen malign influence working against the angler at such times. And the worst of it is that these trout rising just outside one's water always seem as though they only need an artificial fly to be cast over them to rise at it and be hooked with the greatest ease in the world. The forbidden trout is a fine fish, he is in a good open place where there are no dangerous snags or bushes, and apparently he is on the rise during the greater part of the day. His lawful owner never comes to claim him, and he is left to keep on rising at fly and aggravating disconsolate anglers the season through. It is a wrong state of things.

In his book "Fly Fishing," Sir Edward Grey gives an interesting account of how, angling down stream with a black soft hackle fly, he once bagged a good number of Itchen trout, although the conditions seemed utterly opposed to the least success. It occurred to the astonished angler that "a great discovery" had been made, and the difficulty which presented itself was how this discovery could henceforth be used with moderation. Angling one afternoon in the Test—I believe, but am not quite sure, in early April—I, too, thought I had made a discovery. On a certain beautiful shallow I found a good many trout "tailing," that is, grubbing in the weeds for shrimp or the like, and in so doing flourishing their tails out of water. Idly, and without any idea of success, I put an olive dun over the place where the tail of one trout had just broken the surface, and in a second I was fast in a good fish. Within the space of half-an-hour the same thing had occurred to me several times, though one or two fish, lightly hooked, soon got away. Here was a discovery indeed! Why should I not always come up to these shallows and look out for and secure a "tailer," if I could not find a fair rising trout elsewhere? True, I would rather over-come a fair rising trout than a "tailer," but to induce the latter

to forget his nasty little shrimps and rise with a dash and a will at my dun would be perfectly fair and sportsmanlike. So argued to myself to my complete satisfaction. Alas! often since that time have I put duns and Wickhams and the like over the "tailers" of that shallow, only to see my lures scorned or overlooked. The "tailer" of the Test, like the "bulger" of the same stream, so far as my experience goes, is very rarely found napping. I am inclined to think that one is more likely to take with a floating fly fish which are feeding on shrimp or on fly in the *nympha* state in gravelly shallows where the current is fairly strong than in deeper water where the current is slight; but I confess I have this idea because I have more often succeeded in such shallows than in the deeper waters; so if asked to give any good reason, I am in difficulties. Fishing fairly rapid shallows is, in any case, delightful work. Only, here as elsewhere, one must take the greatest pains to present the fly to the rising trout without the least suspicion of a "drag." It is quite fatal when the current gets hold of the line and drags the fly along at a greater pace than it would travel if it were attached to nothing. Trout will follow a fly thus rudely pulled along, which leaves a distinct break in the surface of the stream, but they will not touch it. I could, I believe, number easily enough on the fingers of one hand the really good trout I have taken in this way, with a floating fly, and I cannot at this moment recollect taking even one fish thus from the Test. Last year at Whitchurch I did see a nice trout rush out of his lair and rise at my fly, which was "dragging" distinctly, but I did not succeed in hooking him then or later. Some people will kindly belittle your difficulties in regard to the "drag." "Oh! you must avoid it by having a little loose line in your hand and paying this out as required," they will assure you. Well, I have met the man who in theory or words can defeat or avoid the "drag," and he has given me nice directions how to do it, but I have not seen him do it himself. We all know, of course, that by dropping the point of the rod, by having a little loose line in your hand to pay out after the fly has touched the water, and above all by shifting your position to a better place below or opposite, or in almost desperate cases even above, the feeding trout, you can often do something to minimise the difficulty; but in the case of the Test,

the Derbyshire Wye, and all other streams in which I have ever fished, I do know, in spite of the infallible angler, that there are places in abundance where the "drag" practically cannot be avoided by any known device. It is very unwise to be dogmatic in writing or talking of dry-fly fishing, but in making the above flat assertion I feel perfectly secure; that is *not* one of the statements I shall want to modify or withdraw in a future edition.

GEORGE A. B. DEWAR.

[Since writing this article I have hooked my first Test trout on a sunk fly trailing idly down stream whilst I was preparing a fresh cast, and also a brace of Test trout fat as butter and in lovely condition, though it is April.—G. A. B. D.]

Country Gossips.—VIII.

NOW and again it happens to me to have the duty of teaching in the Sunday school, and the answers of some of the scholars are apt to be amusing. I asked one the rather abstruse question as to the reason of changing the Sabbath from the Saturday of the old Jewish observance to our Sunday,



Wm. Reid

UP TO THEIR HOCKS.

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and he replied with a practical readiness, "Why, Saturday do be market-day, teacher." An adequate motive, beyond question. To another I put a more secular problem: "Did he know what air was?" To which he replied, "Why, it do be a sort of rabbit."

Occasionally I find them with a gift of picturesque description a little hard to decipher. "He do be a sort of shammocky boy," said one of whom I asked a description of a school-fellow, and, when I pressed him for a clearer elucidation, said, "He be kind of loose-jointed, and his clothes hang about him in lirrups." One understands, though the terms are unfamiliar. With all their unfamiliarity they seem vividly descriptive, and one wishes they could pass to enrich the vernacular.

"There be a rare show of fruit this year if nothing do come along to collar it." The thing likely to "come along to collar it," according to my informant of this piece of news, which is no news, for the orchards are glorious in blossom, is a sharp frost when the fruit is setting or a gale to blow it "into flinders" before setting. However, we have now passed the dangerous time for either of these "collarings," and, if Nature's



Wm. Reid

NEARLY SWIMMING.

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promises are ever to be trusted, should have a splendid year for the earlier blossoming fruits, such as cherry and plum. After a cold spell—that has also been a dry spell, so that nothing could be expected to make a show of growing—summer has come upon us with a jump that makes its heat the more impressive by the contrast. All the world seems to have become amphibious, cattle standing UP TO THEIR HOCKS in the water, the carters at midday taking their horses so deeply in the stream that they are NEARLY SWIMMING for it. Down in the water meadows they are NETTING OUT THE PIKE, and the men waist-deep in water are to be envied. They are getting a fair haul of pike—have even taken out one of 14lb.—but “It ’t isn’t what it was, the fishing; ’deed, I don’t exactly know what is.” That is always the note of their lamentations—the change of the times for the worse. In modern improvements they take no stock, especially the older and middle-aged. They are something more than Conservative, absolutely Retrogressive, yet many of them that have votes vote fiercely Radical; they know not why. Neither have those who profess Conservatism very adequate reason to give for the faith that is in them. “What with no Church and no State,” said one of the staunchest of the Tories, “there’ll be no safety to put your nose outside the door.” It is well to see them connecting the idea of personal safety with these great institutions of the body politic, but the implication that the abolition of Church and State was part of the Liberal programme was news that I heard then for the first time. One lives and learns. Of the lean and hungry pike that they had extracted from the river they had news to tell me. “See the way their teeth is set back in their mouth,” one remarked, prising open with his clasp-knife the alligator jaws of the fish. “Once they gets anything into them they can’t put it out if they would. That’s how it was Joe Harber’s boy got his hand taken in, with the teeth of a great jack, and the more he pulled the more the jack took ’un in, and the end was his hand’s mangled something dreadful, and so it always will.” I had heard before that a python’s teeth had this set-back, so that the creature could not eject anything on which it had once begun to operate (it was on



W. Abney.

NETTING OUT THE PIKE.

Copyright

this principle that the python at the Zoological Gardens a few years ago swallowed its wife, to whom it was much attached, quite against its will), but I had never heard it of a pike. Another thing that they told me has received curious corroboration lately in the evidence before the Royal Commission on Salmon Fisheries—that the washings from the lead-mines further up, near the sources of the river, had been the death of many of the pike, and, by indirect consequence, of service to the trout, since the pike had preyed on the trout, and the lead washings did not seem to affect the trout in any evil way. I accepted this at the time with the Herodotean degree of credulity, which is the attitude I have found best towards much of my country gossips’ information, but the officers of local fishery boards elsewhere, where the lead washings go into the streams, confirm the statement. The knowledge of these country folk is sometimes no less curious than their ignorance or their faith in utter fables.

SCHOOLING A STEEPLECHASER.

THE value of instantaneous photography to the lover of horses and the student of their ways has hardly yet been appreciated fully. It is impossible that we should fail to profit in our training of horses by the knowledge given to us by such photographs as those which accompany this article. They will amply repay study both from a practical as well as a theoretical point of view. We have here three scenes from the education of a steeplechaser, not necessarily young in years, but

new at the game. A horse may, of course, be an excellent and safe hunter which would be unable to gallop over three fences at steeplechase speed without falling. The chaser has, however, to do this if he is to win. We all remember the advice given to a young rider over sticks by an older hand, to go at the last three fences as if they were not there at all. If you watch a well-schooled horse crossing fences you will note that his actions follow each upon the other with such rapidity and precision that the eye cannot follow them unaided. The horse seems to glide over the obstacles and to be away on the farther side in a moment. To ride a well-schooled steeplechase horse is as like flying as anything can well be. Of course he requires plenty of room at his fences, and to be ridden a good pace at them. The present writer well remembers a certain ex-steeplechaser, formerly a Grand National favourite, which was once in his stable in Leicestershire. Given a fairly straight run and hounds going a good pace, he was a delightful ride, gliding over the biggest fences without moving you in the saddle. He had been beautifully schooled. The best way to school any horse is that depicted here. The young horse is galloped over his fences between the old and experienced chasers, and soon learns not to lose ground. At first no doubt, if he is a keen young horse and clever, he will prick his ears, catch hold of his bit, and rise first at the fence, but, dwelling a little on landing, find



THE OPEN DITCH.



A BIG BANK.

himself left behind a length or two by the time they are all well away on the other side. Thus the horse learns that he has no time to dwell, and yet that if he is careless he is likely to fall. Now a horse dislikes falling as much as his rider, and the prospect is as unpleasant to him as to the man; therefore he uses the extraordinary muscular power with which Nature has endowed him to act quickly and safely when taking his fences. It is by regular practice that the muscles obtain the necessary strength and suppleness. The photograph of the horses at the big bank is well worth study, as illustrating the rapid movements of the horse as he poises himself on the bank before jumping off, and touching it with all four legs in rapid succession. Note that the turf flying up shows that the off hind has just been raised, the near hind has been lowered, while the fore legs drop for an instant to steady the horse and give him a firm position from which to launch himself on to the course. In the same rapid way he will land on one fore leg, the other following quickly, the forehand being poised till the hind quarters bring the legs with well-placed hocks under him in quick succession, and he springs forward again in an instant. The eye cannot follow the movements, so rapid are they, but the camera reveals them to us, and with it the rationale of the rider's seat, and why he should lean a little forward after the take-off, have an easy uprightness when in the air, and lean back as the horse prepares to land. We are fortunate in these photographs in having examples of riders portrayed who

know their business. Every steeplechase horse must have this fast work over jumps, and the art of training is to know exactly how much of it to give. Some there must be, or the jumping muscles will lack strength and suppleness on the day of trial. Yet there should be no more than is needed, for horses very soon get stale and weary of galloping over made fences—or, indeed, any jumps. Comparatively few horses like jumping at all, and it is well to be careful not to sicken them. Above all, do not give in to the fallacy that a "rattling good fall" is a salutary thing for a young horse. It is nothing of the kind, and I would far rather ride or back a horse that had never fallen. Horses do not like falling, but they are high-strung, timid creatures, and the horse that has fallen once will often do it again from sheer nervousness. Success gives confidence, and the young horse that has recovered himself after a peck, but never fallen, is the best. Therefore, wise trainers increase the pace by degrees, and, as we see in these photographs, let the youngster think he is leading his schoolmasters. The present writer has trained several chasers and believes greatly in encouragement and confidence. If the young horse goes boldly, pull the schoolmasters back a bit. If you are sure you can make a stroke at billiards or golf, it is half done already. So the young horse is more than half a winner if he has confidence that he can get his head in front of his competitors.

The photographs which accompany this article were taken at Eyrefield Lodge, where so many notable winners have



THE DOUBLE

been schooled. Ambush II., who placed the last Grand National to the credit of H.R.H. the Prince of Wales, is the most famous of the present occupants of this successful Irish stable.



THE WHITE WISTARIA.

WE were much pleased with a plant of this lately in a garden near Woking, where the soil was quite light and warm, and the position sheltered. These conditions are mentioned because the beautiful white variety (alba) of the Wistaria has an unenviable reputation; it is said to be shy-flowering and tender, but the plant in this Surrey garden was of considerable age, and clustered over with the pure white trails. This white Wistaria is an excellent shrub; its flowers are very pure and charming.

THE FLAG IRISES.

"A. R." sends us the following interesting note about this handsome group of early summer flowers: "The various Flag or German Irises, as they are called, are now among the finest of garden flowers, and this season, moreover, they are of exceptional excellence. So varied and so free are these easily-grown plants that no garden can be regarded complete without a good selection of the finest kinds. Few plants combine exquisite beauty with such floral wealth and simplicity of culture, reasons that alone are capable of recommending them to all comers. Large masses grouped informally on the grass, or quite near or even in beds on the grass, never fail to create interest, and not infrequently find those whose admiration renders them cultivators of the group in the future. It is surprising in what a variety of positions these Irises really do well; on hot and dry banks, for example, in cool spots, in poor and in rich, as also in heavy or light soils, these beautiful flowers may be seen succeeding well. Hence there is really no barrier to prevent anyone becoming a grower of this most useful early summer group of hardy flowers. Some of the indispensable kinds are Queen of May, Mme. Chereau, Pallida, Pallida dalmatica, Imogene, Victorine (or its excellent substitute, George Thorbeck), Charles, Dr. Bernice, Mrs. Darwin, Apollon, Princess of Wales (a good early white), and Mme. Paquette."

This is an excellent selection, and certainly no hardy plant is more handsome in groups than this, or planted by the margin of a cool grass walk running into the woodland. Here the flowers last longer, as they are less exposed to the full sun, and by planting Flag Irises in sunny positions and also in the shade their flowering-time is prolonged. The ordinary blue form is quite hardy even upon a hot bank. At the present moment the writer knows of a steep railway bank facing south, which is a deep blue cloud from the hundreds of expanded and expanding perfumed flowers.

RAISING HARDY FLOWERS FROM SEED.

This is very interesting work, which many who love gardening for its own sake carry out extensively sometimes, with the hope, maybe, of obtaining something not in existence. A few of the more popular plants raised in this way are Carnations, Auriculas, Anemones, Ranunculuses, Polyanthus, Primroses, and so forth; but before sowing the question of soil must be considered. Quite ordinary garden soil will suffice; pass it through a cinder sifter, mixing with it some finely-sifted ashes when no sand is available, and put it for a week in a large box or other dry and convenient place. If the soil be moist and sticky it must not be used until fairly dry, and this may be accomplished by spreading it out thinly to allow moisture to evaporate. Of course, the orthodox soil for sowing fine seeds should consist of loam, leaf mould, and sand, the last two being intended to enrich the soil.

BOXES FOR THE SEEDS.

When the soil is in suitable condition the boxes or pots must be prepared for the seeds, and the former are, we have found from experience, the most handy and easily obtained. The best box is one 5 in. or 6 in. deep, not more, and about 8 in. long. In the bottom make a few holes, each about the size of a halfpenny, or, what will prove equally suitable, cut out a narrow strip on each side to allow superfluous moisture to escape. When this has been accomplished, place some rough material, such as small broken coke or cinders, in the bottom of the box fully 1 in. deep. Place 2 in. of soil upon this, and press it down to make it moderately firm and quite level at the same time. If you possess some sand scatter a little over the soil before sowing the seeds.

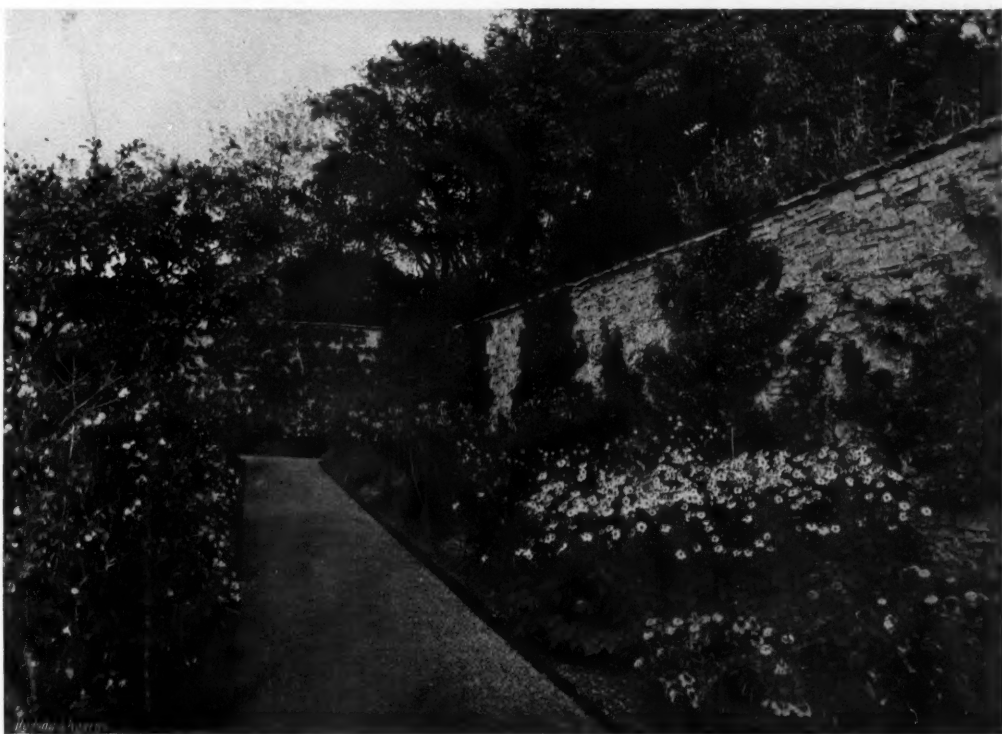
SOWING THE SEEDS.

All is ready now for sowing the seeds, which should be turned out of the seed packet on to ordinary note-paper or any sheet of paper that can be folded

in half. The seeds run into this fold, and by its help one can regulate sowing, which is an important operation. If sown from the seedsman's packet, probably fifty seeds will drop down in one place and none elsewhere, the result being that seedlings will be smothered. Carnation seed is large, and may be even sown with the fingers, but other seeds cannot be treated in this way. Scatter the seeds quite evenly and thinly over the surface, and cover them not more than 1 in. deep. Polyanthus, Primrose, and Auricula seeds do not require quite so much soil to cover them. Sprinkle the soil carefully over the seeds so as not to disturb them, and when all is completed there will be space remaining between the soil and the top of the box. By placing a sheet of glass over the box, the safety of the seed is assured, and for watering only a small fine rose watering-can must be used. Almost all the smaller seeds may be raised in boxes, and with the help of a sunny window where no frame is at hand a fair success may be gained. One gentle watering from a fine rose can will suffice for some days after sowing, and if the glass sheet be covered with a piece of sack or old carpet, germination will be assisted considerably. When the seedlings appear through the soil, tilt the glass sheet about 45 in. on one side to admit air, and at the same time discontinue the covering. The larger seeds, such as Hollyhock, Lupin, and Sweet Pea, may all be sown in the open, and a similar remark applies to not a few of the finer seeds where such can receive the requisite attention, with regard to watering and so forth, until the young seedlings can take care of themselves.

THE ROSE ACACIA.

It is strange, but perhaps not so, as much ignorance exists about flowering trees and shrubs, that the pretty Rose Acacia (*Robinia hispida*) is so rarely seen in English gardens. We were surprised to find a few days ago a tree in full bloom in quite a villa garden, and its soft rose clusters attracted considerable attention from passers by. Yet this *Robinia* is as cheap in price as the Laburnum. We have nothing to say against pink May, Lilac, and other more



K. O. Pilkington.

A CORNER IN A CAITHNESS GARDEN.

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familiar shrubs, but we think more variety in tree and shrub planting in gardens would be preferable to playing upon one or two strings so consistently.

BEAUTIFUL WEEPING TREES.

We lately made note of the following weeping trees conspicuous for graceful beauty:

White Weeping Thorn; a very charming tree. Weeping Beech.
Weeping Birch (*Betula pendula* Youngi). Weeping Cherry.
Weeping Holly. Weeping Nut (*Corylus Avellana pendula*).

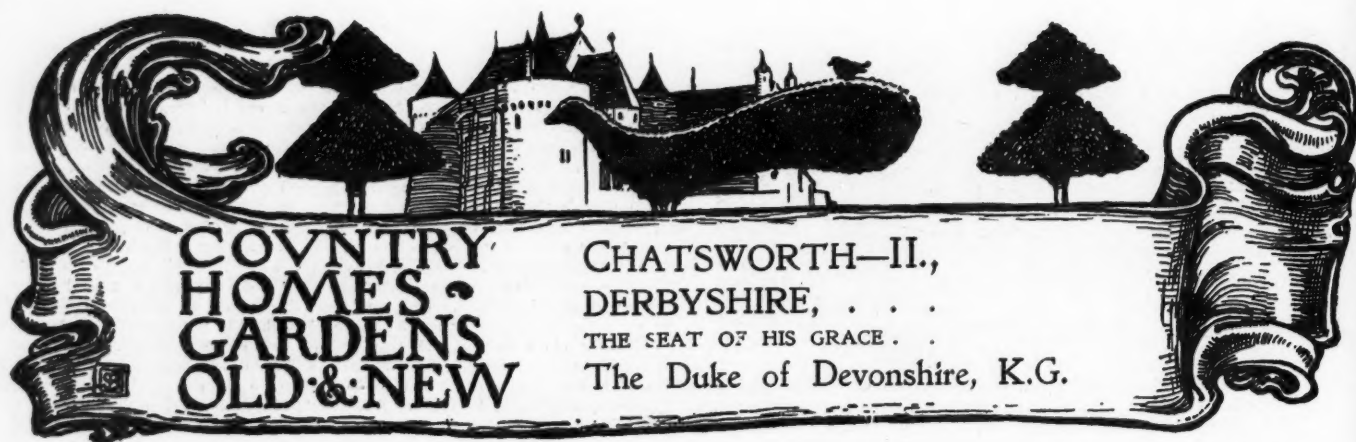
THE CHINESE GUELDER ROSE.

We are pleased to find that this shrub is becoming more popular in gardens, and it is quite as distinct and attractive as the Guelder Rose, more spreading, however, in growth. There are other marks of distinction. The Chinese species (*Viburnum plicatum*) is altogether more shrubby, its strong branches being clothed with rich green, somewhat wrinkled foliage, and almost hidden at this time with ivory-white balls of flowers. No shrub is more useful for grouping, and a few placed together on the outskirts of the lawn are a pleasant picture in June. It is quite hardy, very leafy, and seems to succeed almost anywhere. It is sometimes grown against a wall, where its wonderful freedom of flowering is seen, but we enjoy it most thoroughly as a lawn shrub.

THE TWO FORMS OF THE WHITE LILY.

It does not seem to be generally known that there are two quite distinct forms of the White Madonna Lily (*Lilium candidum*). In the best variety three of the petals are almost twice the width of the others, whereas in the other kinds, although of a purer white, they are narrower. This narrow-petalled form was formerly called *L. byzantinum*. It is most important in ordering White Lilies to clearly indicate the variety you wish for, namely, the broad-petalled Lily, which is more effective than the other.

ANSWERS TO CORRESPONDENTS.—We are always pleased to assist our readers in matters concerning the garden.

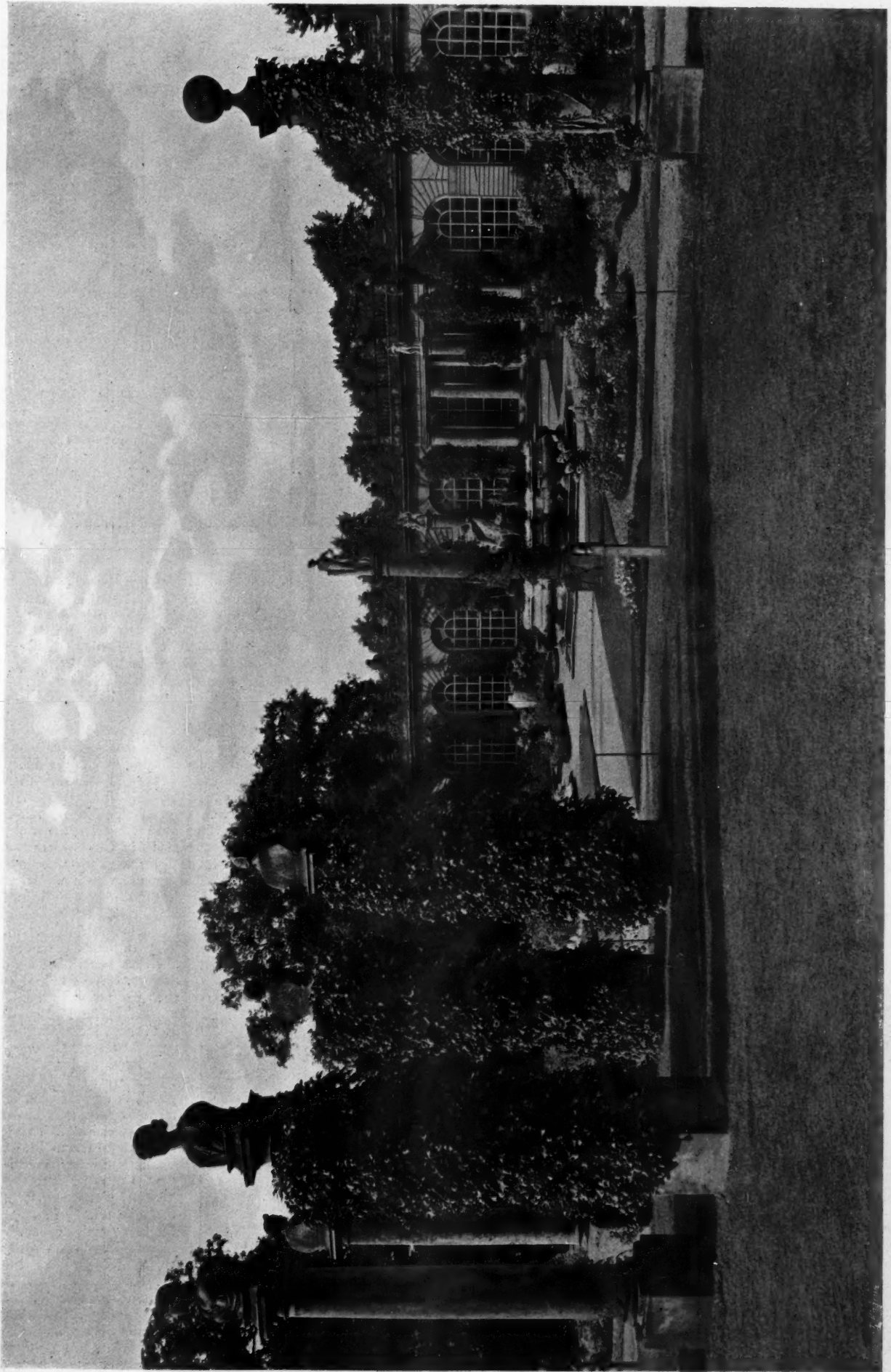


OUR illustrations, both to this article and that which has gone before, serve to give as complete an impression as can be obtained of the remarkable work of that great man Sir Joseph Paxton, who rose from the position of the Duke of Devonshire's gardener at Chiswick to that of designer and layer out of the gardens at Chatsworth, architect of the Crystal Palace, and Member of Parliament for Coventry. It were idle to deny that these gardens, this "lay out" generally, leave room for considerable differences of opinion. Indeed, it may well be that the succession of terraces in which the original gardens at Chatsworth were laid out had a special charm of their own, and that, from some points of view, the new garden was and is less pleasing than the old must have been. That subject, however, is one into which, acting on the principle that it is wise to make the best of things as we find them, we do not desire to enter at any length. Suffice it to say that the gardens, as they stand, are the best and largest example of the Paxtonian method displayed on the widest and most choiceworthy canvas, that they possess a definite historical value and interest, that they have a distinct quality and character of their own, and that whatsoever may have been lost in natural beauty and prettiness—and that we suspect is a good deal—has its compensation in the stately and appropriately ducal scale upon which the whole has been conceived. Let us take as an example that which is perhaps the most characteristic of all the views, that of the South Walk. There it is, a broad and white sheet of gravel glowing in the sun, its level raised as

it leaves the house by a flight of stone steps, flanked on either side by rhododendrons, which are particularly good at Chatsworth, and by two fine statues—there are more beyond. On either side is a broad belt of lawn, shaven close, and, again, fine forest trees. The whole leads with the inexorable and inevitable straightness of a railway line to Flora's Temple, which is partially shrouded from view by the cascade of the fountain. It is not, perhaps, restful—on a smaller scale it would be intolerable—but in this huge manifestation it is emphatically imposing; and as one looks towards the Temple, with its splendid background of trees, one seems almost to be able to hear the roar and the crash of the falling water.

The fact is that there is room, and an abundance of it, for every kind of gardening at Chatsworth; room in particular for the line of limes, which were fine trees when Dr. Johnson enjoyed their shade 116 years ago, and beyond the end of this line are three trees of peculiar interest, known as the Royal Trees. Of these, one, an oak, was planted by the Queen when she was Princess Victoria, in 1832. The planter was then twelve or thirteen years old, the tree—unless, indeed, it was a case of sowing an acorn, which is hardly likely—may have been about the same age; and now the planter, held in far more honour than any living man or woman, is well stricken in years, and the tree is in its forest youth. Another, planted on the same day by the Duchess of Kent, is a Spanish chestnut; another is a sycamore, planted eleven years later by Prince Albert, who had then been Prince





"COUNTRY LIFE."

GARDENS OLD AND NEW.—CHATSWORTH: THE FRENCH GARDEN.

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Valentine

CHATSWORTH SEEN OVER THE BRIDGE.

Dundee.

Consort for some two years. Room is there also for landscape gardening and for the arrangement of woods and views and vistas upon a really colossal scale.

The predominant features, we are inclined to say, of Chatsworth are those straight, broad, and uncompromising paths, down which you could drive a coach, the statues, and the fountains, of which several views are given. Greatest amongst them is the Emperor's Fountain, fed as the others are from the lake 400ft. above, and appearing in our picture as a parallelogram of gleaming water. But the gardens are full of other points of interest also. Look, for example, at the round Ring Pond, with its rude boulder in the middle, its lilies in the water, its trim yew hedges, its surrounding sentinels of columnar yews. Or stand by the entrance to the West Terrace, with its ironwork gates, low in height, but of exquisite workmanship, and note the quaint statues of animals, especially the boy on the lion. Note also the same statues, in the Lower West Garden, from another point of view, and see how fine a view of the distance and of the lawn

below is to be obtained from the West Terrace. Incidentally, too, it may be observed from this picture that even the garden seats at Chatsworth are not of the conventional and inartistic and uncomfortable kind. Observe also the Italian Garden, excellent of its kind; and the French Garden, highly characteristic, with its statues on high pillars, and the pillars themselves wreathed in creepers and roses, and the elaborate centre-pieces. Very beautiful too is the cascade from the living rock, especially on a bright summer's day.

Non civis homini contingit adire Corinthum. Not every man, nor every duke even, possesses so princely a domain as Chatsworth, nor the great extent and variety of ground which permits so many kinds of horticultural art to be shown together—this word "shown" is used deliberately, because Chatsworth is emphatically a show place. It would be folly to recommend owners of houses less imposing than Chatsworth, and of less abundant space, to imitate the style of Chatsworth, with its fountains and its statues and its temples, with its hanging gardens—such is Mr. Blomfield's explanation of Queen Mary's Bower—its French and Italian Gardens, and so forth. But none the less, taken for all in all, Chatsworth is splendid and unique. We will not say that the highest exponents of the natural school—Mr. William Robinson, for example—would not, if they had enjoyed the free hand and the full purse which were at Paxton's disposal, have produced an effect more harmonious and restful, more pleasing to the eye and reposing to the mind, than that which is now apparent. Again, we may even regret the formal garden of the past, with its terraces, which Paxton is said to have "destroyed." But, when all has been said, Chatsworth remains as the most splendid example of Paxton's ideas to be found in England or in Europe, always imposing, valuable as an historical monument, and endowed with a peculiar stateliness of character.

But even now the greatest and most characteristic glory of the gardens of Chatsworth remains unchronicled. Paxton



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THE LOWER WEST GARDEN.

"COUNTRY LIFE."



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GARDENS OLD AND NEW.—CHATSWORTH: THE ITALIAN GARDEN.

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THE EMPEROR POND.

"COUNTRY LIFE."

designed the Crystal Palace, still one of the wonders of the world, albeit not, until recently, a very profitable wonder. He was also responsible for the various glasshouses at Chatsworth, which, notwithstanding that they are the property of a private individual, may be classed without hesitation as among the finest in the world. There is, as was invariably the case in connection with the great houses of the period, an orangery. But the pride of Chatsworth is the conservatory, a title associated elsewhere with many an ignoble and petty makeshift, but given at Chatsworth to a truly splendid edifice of glass, not very beautiful perhaps from without, but still, on true Ruskinian principles, to be admired by reason of its absolute and complete suitability to its purpose. It is approached through a rocky ravine, in which everything is done on the grand scale; its dimensions are, like those of the famous house at Kew, almost

those of a cathedral, and it is the very temple of tropical gardening.

Let the reader consider the picture which is shown, and endeavour to read into it, by effort of imagination, a few significant figures. In length it is 277ft., in width 123ft., in height 67ft. Truly a glorious winter garden, for the heating of which six miles of hot-water pipes are required and used. If we mention that the annual cost of heating is £1,500, it is not in vulgar admiration of wealth, but in gratitude that so much is spent practically for the public benefit; for at each fresh sentence crowd into the mind visions of the 80,000 annual visitors to Chatsworth, of the char-a-bancs and of all the people and paraphernalia of a Bank Holiday. *Sic vos non vobis* is again the motto and the principle. But to return to the conservatory. It is approached, as has been stated, by a carriage drive; but

the drive does not end at the entrance. On the contrary, for a highly-favoured visitor the great doors will open, and the drive may be continued through what is, for all practical purposes, a tropical forest, or the best of many tropical forests rolled into one, without the wild beasts and the wilder men, and the snakes and other disagreeable accompaniments of the real thing. The central walk is fringed with bananas, planted, as almost everything is, in the ground and not in pots, and at the north end is a pile of bold rockwork, covered with a luxuriant growth of creeping plants, in which *Ficus repens* flourishes amazingly, and the euphorbia lends a dash of glowing scarlet. Behind this rockwork, and screened by it, is a spiral staircase leading to the gallery which goes round the transept, and the memory of the aspect of the conservatory from that gallery is a thing imperishable. Noble



Rev. A. H. Manlan.

BEER BARRELS.

Copyright

examples of palms and tree-ferns, *Phoenix dactylifera*, *Sabal Blackburniana*, and a score of varieties beside, reach almost to the lofty roof, and below may be seen the avenue of bananas, the papyrus lifting its willowy stems, caladiums, philodendrons and hedychioms all revelling in the soft moisture. Truly a wonderful sight; and so huge is the scale, so complete the illusion, and so perfect—and it must be added oppressive to Northern lungs—is the atmosphere, that it is quite startling, as well as very pleasant, to emerge from the climate of Africa and South America into the Derbyshire air, and to pass through the arboretum into the Old Park. *Apropos* of this arboretum, by the way, Mr. Malan quotes an amusing story of a French visitor, which is not wanting in charm. The trees have black wooden labels which serve, as Mr. Malan says, for identification, and as a record of their age; and the French lady said, "Ah! que c'est touchant. Ce sont, sans doute, les tombeaux des plantes." With very little effort of the imagination much true poetry may be read into that phrase.



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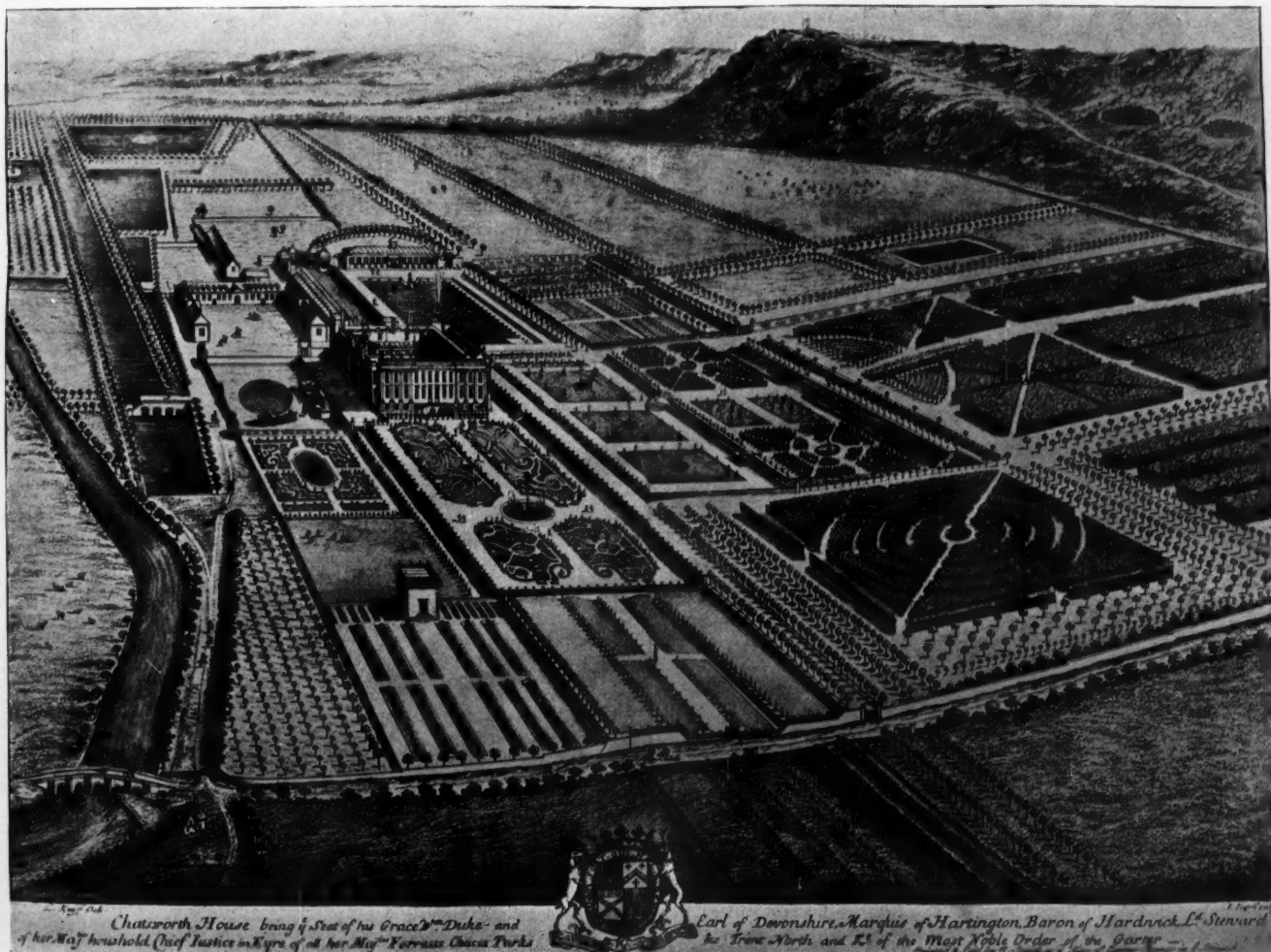
SOLOMON'S WALK.

"COUNTRY LIFE."

makes grateful acknowledgment of the assistance of Mr. Zoltan Dunay, a former colleague. It ought, of course, to be said in all frankness that in saying that the translation is admirable, I make no reference to its accuracy, or to its irascibility, because I know no more Hungarian than Chinese. Nothing more is intended to be implied than that the English of the book, as it stands, is quite simple and readable. The whole atmosphere of the book is distinctly foreign; that is to say, it is Hungarian, and the Hungarians in their turn strike one, when one meets them, as being the most absolutely foreign people, and the most sheer children of Nature to be found anywhere on the Continent. So in reading it is difficult at first to realise the environment in which the story takes place. But once that difficulty has been overcome, the story becomes one of deep, and even tragic, interest. It depends upon two cardinal principles, of which the first is a family belief in and fear of a hereditary curse, and the second is the custom of exchanging children for educational purposes between Magyar-speaking and German-speaking families. The former belief might be accepted in England, and even quite readily in any of the Celtic countries of the United Kingdom; the second is, of course, totally contrary to our established habits of life, and the various coincidences which make the

BOOKS OF THE DAY.

THE two novels which have been selected for treatment to-day are as different in quality as any novels can be, although both are modern in point of time. The first of them is the English translation—and that a very good one—by Mr. Arthur B. Yolland (or Yolland) of Maurus Jokai's "Debts of Honour" (Jarrold), which is considered by many of Dr. Jokai's countrymen to be his masterpiece. Two alternative spellings of the translator's name are given, because on the title page and on the next page it is spelt in the latter way, whereas in signing his own name he spells it in the former way. So much better is the translation than those with which one is accustomed to deal, that it is worth while to add that the gentleman who has been named



PLAN OF THE GARDENS AT CHATSWORTH. 1708.

novel arise almost entirely out of it. When the story begins, Desiderius, who is the first narrator, is the ten year old brother of Lorand, a lad of sixteen years, who is the main hero. Their father commits suicide, and his body is taken to their country castle and buried in a sort of private mausoleum, where their grandmother explains to them that it is the invariable habit of the males of the family to commit suicide, but that the mausoleum contains but one vacant space, and that each of them must watch the other. The grandmother's passionate address to them is really rather fine:

"Look yonder! there is still *one* empty niche—room for one coffin. Look well at that place; then go forth into the world and think upon what the mouth of this dark hollow said."

"I had thought of making you sweat here never to forsake God, never to continue the misfortunes of this family; but why this oath? That someone should take with him to the other world one sin more, in that in the hour of his death he forswore himself? What oath would bind him who says: 'The mercy of God I desire not'?"

"But instead, I brought you here and related you the history of your family. Later, you shall know still more therefrom that is yet secret and obscure before you. Now look once more around you, and then—let us go out."

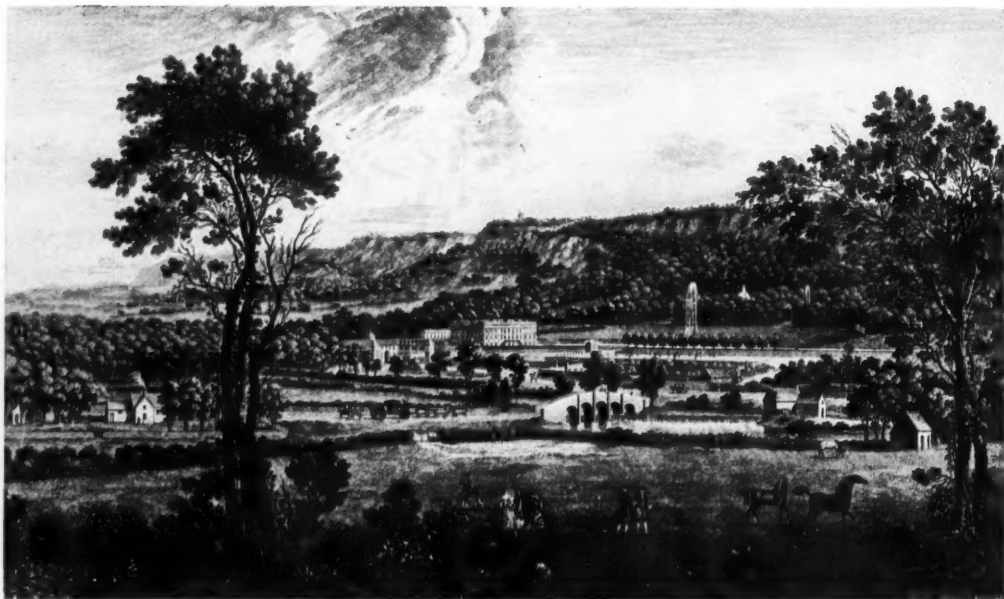
"Now you know what is the meaning of this melancholy house, whose door the ivy enters with the close of a man's life from time to time. You know that the family brings its suicides hither to burial, because elsewhere they have no place. But you know also that in this awful sleeping-room there is space for only *one* person more, and the second will find no other resting-place than the grave-ditch!"

"With these words grandmother passionately thrust us both from her. In terror we fell into each other's arms before her frenzied gaze."

"Then, with a shrill cry, she rushed towards us and embraced us both with all the might of a lunatic; wept, and gasped, till finally she fainted utterly away."

Then the children go out into the world, being planned at Pressburg, where Desiderius is placed in the household of Henry Fromm, baker, whose daughter, Fanny, goes to their Hungarian home; while Lorand is placed in the house of his uncle, a councillor and a great man. Lorand gets mixed up in the young Hungarian movement and is betrayed by his classmate, Pepi Gyalí. Discovering that Gyalí has betrayed him, he suggests a duel, which Gyalí proposes to fight in what Mr. Jokai calls the American method; that is to say, each has to write down his own name on a piece of paper and throw it into a hat, from which an

innocent outsider, in this case Desiderius, is to draw one piece of paper. The person named on that piece of paper is to kill himself at the end of ten years. Desiderius draws one name, that of Lorand, and is desired to destroy the papers. But he destroys another paper altogether. Then Lorand, being compelled to disappear, arranges to elope with his uncle's wife; but Desiderius saves him from that crime by representing to him that his aunt intends to elope really with an actor, and has stolen her husband's monies. Lorand, therefore, betakes himself towards the house of a relative, an atheist landlord named Topándy, whose bailiff he becomes in the guise of a stranger. On the way he rescues a gipsy maiden (whom, in fact,



SOUTH-WEST VIEW OF CHATSWORTH IN 1744.

Topándy has adopted long before) from a gipsy robber, who is really her father. A very pleasant, though somewhat violent-tempered lady, is Czippa, the gipsy maiden, possessed of a wonderful mastery over her national instrument, the Czimbalom. This is the description of her playing:

"It was no song, no variation on well-known airs; it was some marvellous reverie; a frameless picture, a landscape without horizon. A plaint, in a voice rather playful, over something serious that is long past, and that can never come back again, avowed to no one by word of mouth, only handed down from generation to generation on the resounding strings—the song of the beggar, who denies that he has ever been king—the song of the wanderer, who denies that he ever had a home and yet remembers it, and the pain of the recollection is heard in the song. No one knows or understands, perhaps not even the player, who merely divines it and meditates thereon. It is the desert wind, of which no one knows whence it comes or whither it goes; the driving cloud, of which no one knows whence it arose and whither it disappears. A homeless, unsubstantial, immaterial bitterness . . . a flowerless, echoless, roadless desert . . . full of mirages."

Topándy's curious establishment goes on comfortably for years, but meanwhile the plot is thickening apace. Hard by lives a sanctimonious landlord, named Sárkölyi, with whom Topándy is in open feud. Topándy explains to Lorand the reason, which is that in their student days, years ago, his dear friend Arouffy and Sárkölyi had a quarrel, which was to be settled by precisely the same kind of duel as that into which Lorand and Gyalí had entered. Arouffy, it need hardly be said, was Lorand's father, but Lorand does not reveal himself. The revelation which he has heard, however, goes some way to explain the curse. Then events move very fast. The councillor, Lorand's uncle, is ruined. His wife has become an actress long ago. His daughter, Melanie, throws herself on the mercy of Topándy, and is very sweet and charming for a while, and does not recognise Lorand, who falls in love with her, to the furious jealousy of Czippa. Then the mother turns up and does recognise Lorand, and mother and daughter go to Sárkölyi. Meantime the hour is approaching when, according to contract, Lorand ought to kill himself, which he has every intention of doing, and Gyalí makes his appearance smiling. But Desiderius appears at precisely the right moment to reveal the fact that at the drawing of lots for the American duel, Gyalí—to use an American expression—"took no chances," that is to say, instead of writing his own name on the paper he wrote Lorand's, and so all difficulties are in a fair way to removal. And they are removed, too, in a series of lurid scenes. First Gyalí is arrested at the door of the church, where he is going to be married to Melanie. Then it is discovered that Sárkölyi has all the time been in alliance with the robber gipsy gang, and an attack is organised on Topándy's house, in which Czippa is badly wounded, and eventually dies. This really is the only thing one regrets in the book, for the reader grows to love Czippa, and it would be distinctly comforting if she were allowed to survive. Desiderius, it is true, is happy with Fanny Fromm, but Desiderius is also a trifle dull, and one would have preferred to see joy come to the more adventurous Lorand. But that is a vain preference. Artistic propriety and the spirit of the Hungarian novelist require a tragic ending. The book may not be entirely to the English taste, but its sustained interest, its characterisation, the force and dramatic intensity of some of the scenes, and the beauty of much of the language, are beyond doubt.

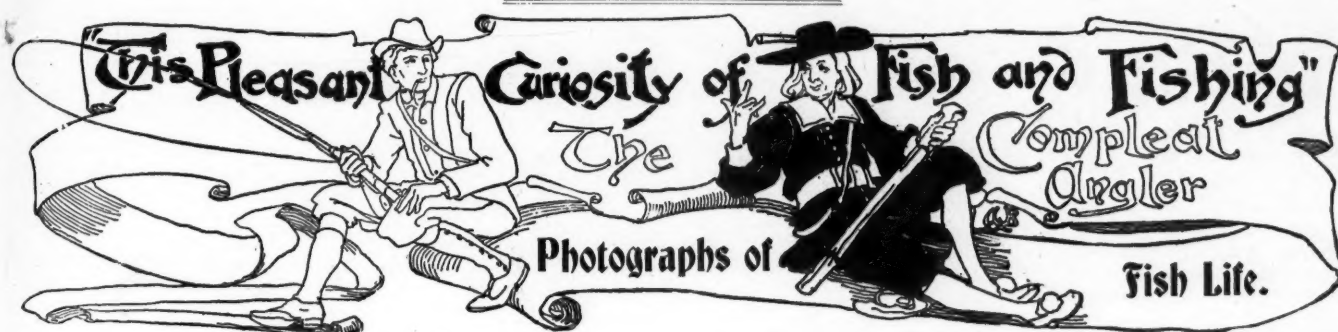
Mr. H. G. Wells is a person of amazing erudition, and of more than considerable scientific attainments, which he has turned to great account in "The Time Machine," in "The War of the Worlds," "The Island of Dr. Moreau," and various other works, but for all his erudition, or perhaps partly by reason of it, his "Love and Mr. Lewisham" (Harpers) is one of the least successful of his many clever books. Scientific knowledge compelled to serve the purpose of a story is commendable; scientific jargon introduced for its own sake is intolerable; so are sonorous epithets which will not bear analysis. There is a passage in which Mr. Wells's lovers walk "athwart the metallic and leathery tumult of sound," which illustrates one of his defects; in another they turn at a stile "beyond which the willows were splendid against the blue with silvery amants and golden pollen." "Amants" may, for all I know, be a botanical term; if so, it is a great mistake to introduce it into a description of scenery, for it is certainly not familiar. I find on investigation that it is botanical, but that a good botanist had never heard of it. For the rest this is a sordid little story, not entirely wanting in pathetic incident of its kind, and it presents a picture which may be accurate, but is certainly most unattractive, of the life of students of the poorer class at the Normal School of Science in South Kensington. The story is of the thinnest. Lewisham, an earnest usher of eighteen



Dr. Jókai's illustration. Jókai's illustration.

at a tenth-rate private school, makes acquaintance with a type-writing girl, named Ethel Henderson, in the street, takes a walk with her twice, shirks a lesson on the second occasion, and is dismissed. He comes to London as an assisted student of science at a guinea a week, bound to teach science when his course is over. He is earnest, hard-working, with leanings towards socialism. When he is buying a tie the shopwoman asks him what colour, and he answers, "Blood colour, please." He also carries on a little with Miss Heydmyer, an earnest young student in glasses. Then there is a student of means named Lagune, who believes in spiritualism, and invites Lewisham and other scoffers to a séance, where the usual tricks, played by one Chaffery, a medium, and his step-daughter are discovered and exposed. The step-daughter is Ethel Henderson. Lewisham is horrified, but "keeps company"—the phrase is mine, but appropriate to that stratum of society—with her all the same, neglects his work, makes a mess of his examinations, marries her, exists in squalid misery with her in lodgings, tries to get employment of all sorts, and, for all practical purposes,

fails. Then suddenly, after an unlovely quarrel, he orders a bunch of roses to be sent to her. He returns later, thinking to find Ethel delighted with the roses, and finds Chaffery. He goes out with him, and returns to find the roses crushed under the dressing-table. Poor Ethel, thinking they came from a silly young poet whose verses she was type-writing, has put them out of the way. Lewisham is furious, begins to pack up his portmanteau, thinks better of it. Then Chaffery hypnotises Lagune into signing a cheque in his favour, which leaves Lagune with 17s. 6d., and Lewisham with his mother-in-law to keep also. There, in a position of complete hopelessness, but with love renewed for what it is worth, the creator of this most uninteresting couple leaves them. The whole is intensely depressing, clever as it is; but it would have been better in the form of a series of articles descriptive of (a) An usher's life at an inferior school; (b) A poor student's life at South Kensington; (c) A courtship in Clapham; (d) Interviews with scholastic agents; (e) Spiritualism unveiled; (f) Life in lodgings on nothing per annum, or next to nothing.



THE PIKE.

THE pike (*Esox lucius*) is as well known and well disliked as any fish in British waters; and not in British waters alone, for his range is wide, and he is a frequent inhabitant of the fresh waters of all the temperate parts of Europe, Asia, and America. His body is long and covered with small roundish scales, greenish grey above, whitish below, mottled with pale spots. The dorsal fin is unusually far back, near the tail. It is said (many things are said) that he attains the weight of 60lb. and the age of 250 years. At least he is often over 20lb. in weight, and often outlives "the oldest inhabitant" of human kind. He is related to the great muskallonge of the big American lakes and also to their smaller pickerel. The pike is one among the many of our fresh-water fishes that have gone down in the general estimation as table fish since the days when the old monks and the Catholic population of the country were dependent for the fish supply of their *jours maigres* on the produce of the national streams and ponds, or of the artificial stewards that they made for the purpose of keeping the fish alive. In these days, when we do not so necessarily require fish, seeing that the bulk of the population is Protestant and takes light note of the fasts of the Church, our means of obtaining supplies of fresh fish are infinitely greater, since no town or hamlet in the little island is so far from the coast that the railway cannot bring within our reasonable reach fish "fresh and fresh." And because the sea fish, as a rule, are better flavoured than those that live in the fresh water, there has arisen something like a prejudice against the whole family of fresh-water fish, so that many will scarcely be persuaded to eat of one of them, unless it may be of the brown trout (for the salmon and sea trout are not purely fresh-water fish, though caught in fresh water); and even of the brown trout, as a thing to eat, men say hard things. There is no doubt that the salt-water fish are far the better, but that is not to say, as many do say, that no edible good thing can come out of the fresh; and of most of those who say it you will find that their opinion is perhaps the less to be considered, because they have never tried to eat any of the fresh-water fish that they condemn. They have been told that they are bony, insipid, or whatever it may be, and have believed it with a simplicity that is almost touching. On the whole, it is not to be denied that the comparative condemnation of the fresh-water fish is justified, but it ought to be remembered that it is only comparative; and as Thackeray rebuked the man who complained of having eaten a bad dinner by saying, "No dinner is *bad*, only some dinners are better than others," so we may almost say that no fish is bad, only some fish are better than others. On the whole, the salt-water fish are no doubt far better than the fresh; but the fresh are not altogether bad; and among the best of these second-raters in the edible scale is our friend—often our enemy—the pike.

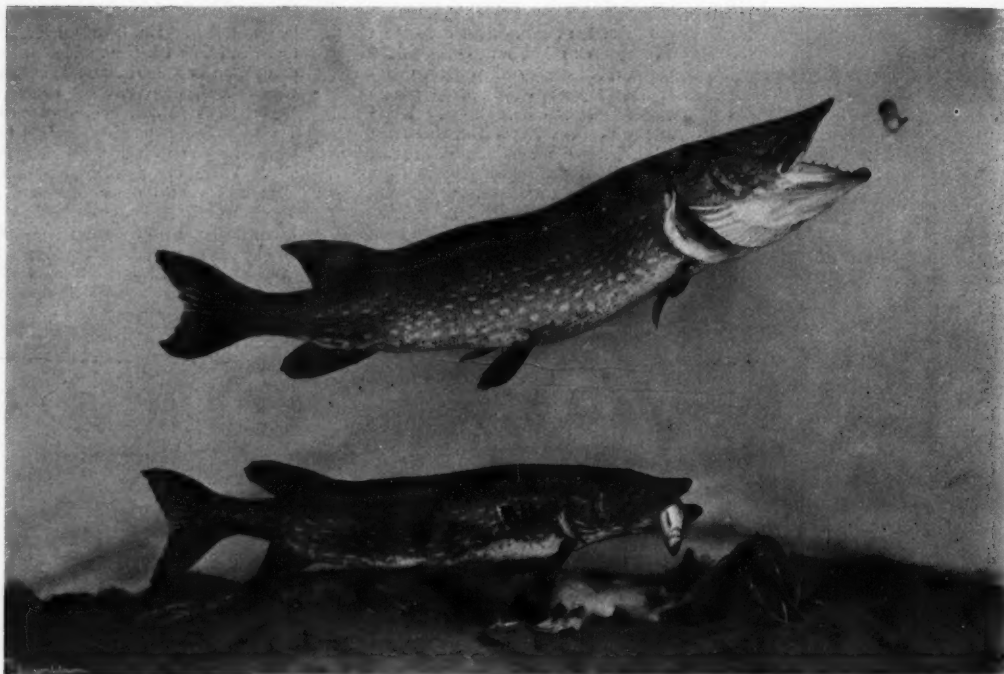
He is principally our enemy because he destroys so many of our better friends. If the pike possess a lake or a stream in any numbers, it is quite impossible to keep up any stock of trout, and it is extraordinarily hard to get rid of pike, for even if all the water be drained off, so that all the mature fish die for want of water, there is still sure to be a deal of latent life in the ova or the pikelets up tiny streams. Somehow or other, happen it how it may, it seems that the pike, so tenacious of life, will always recrudescence, and shortly begin to multiply at the expense of better fish. The perch is so prickly that even the leather-mouthed pike

will scarcely care to dine off him; but nothing else comes amiss to him. It seems that while with us the chief problem that the pike presents is how to get rid of him, our forefathers made a special study of preserving and encouraging him. It is for this end that we see ditches cut into the copes beside rivers that hold pike, so that they might have their nurseries there in comfort. The rivers that the pike frequent are generally rather deep and sluggish, with weedy bottoms, but they fare equally well in ponds and lakes, the bigger the better. Probably no one knows how big pike will grow; at all events, they grow big enough to give the best of sport.

There is no fish that bites more voraciously, when he means biting, but at the same time he is as capricious in his times for biting as more delicate fish. A delicate feeder it were flattery to call him. He will eat everything and anything—fish of all kinds (possibly excepting the perch), frogs, worms, young moorhens, young ducks, rats, mice, the young of his own kind; anything that a carnivorous fish can reasonably be expected to eat he will eat, and it is said that he will take a gaudy fly, out of sheer devilment, to see what it may be. The writer has never caught him with a fly; but he will take a spoon bait readily, when in the taking mood. A sharp frost sets his appetite keenly, and then is the best time for fishing for him; but it is cold work. However, he will take at other times too, and notably at sunrise and sundown. The writer cannot speak much, of personal experience, about sunrise, because the sun rises so early, but can vouch that at evening, after the water has been still all day and not a pike has stirred, sometimes, as if by magic, every pike seems to come on the feed at once, and you may hear their fierce rush through the water on their prey on all sides of you. The best bait for the pike is no doubt the live bait, the small live fish, the dace for choice. And if it may go against your humane feelings to treat the little fish with the barbarity required for fixing him on the flight of hooks, you may perhaps find some narcotic for your tortured conscience in the reflection that the death of the pike, which you hope to achieve by these means, implies the salvation of many such little fishes from a cruel mangling death. Man, with all his ingenuity, can never be quite so cruel as Nature—which thing is a great mystery, but a true fact. These are questions of casuistry which must be tackled personally.

The pike is a great scourge if you have any wild duck that you wish to preserve, as so many young of the ducks and other swimming birds fall a victim to his great alligator jaws. One of the indispensable parts of the equipment of the pike fisher is a big knife, or else a special "disgorger," as it is called, to help you in digging up out of the depths of the pike's anatomy the bait and hooks that he will have taken right down his gullet. And you should be careful, all the while you are engaged in this disgorging business—which can be done most pleasantly by proxy—that the pike does not get a snap at you. Mr. Briggs, in Mr. Leech's sketch, says that the pike barked at him like a dog. That is as it may be, but his bite is a deal worse than his bark. He is really, so far as his mouth goes, very like an alligator in miniature. The first rush and struggle of a good pike when he feels the hooks is worthy of a salmon, but he has not the endurance of that gamest of fish, and soon gives up the struggle. Moreover, his jaws and teeth are so formidable, that it is nearly useless fishing for him with anything but the stoutest tackle, and gimp by the hook, so that you can take liberties in the

way of hauling on his mouth that you would not dare take with your salmon gut. Let him gorge the bait well before striking, and then strike with a steady strong pull, rather than jerk, to drive the hooks home into his leather. He is so voracious, that if you miss him the first time the same fish will often, indeed generally, come again at the same spot. Voracious as the pike undoubtedly is, there is always this to be said by way of defence—that many a misdeed, in the way of eating smaller fishes, attributed to him has never been committed by him at all. He is a carnivorous and cannibal glutton, but so are many other fishes, and the pike himself will not do more damage among small fry than a big perch or a big trout. Indeed, it may be said that his destructive work is actually less, numerically, because he will take bigger fish, in comparison to his size—the dimensions of his mouth indicate that he can do so—than perch or trout will take, so that a less number can satisfy him. He seems to have a merciful penchant, too, which may be the way in which Nature makes provision for the survival of the fittest, for wounded and disabled fish.



J. Turner Turner.

PIKE FEEDING.

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The lower pike in the illustration is engaged, after the manner of his kind, in gorging on small fish, and the upper, showing evidence of their omnivorous manners, in the act of seizing what appears to be a fresh-water mollusc.

WELSH PONY BREEDING.

THE Duchess of Newcastle has "taken up" Welsh ponies, and this should be good news to the hill-farmers of Carnarvonshire, Denbighshire, Merionethshire, and Montgomeryshire, from which the best of the Welsh ponies come. Now and again a Royal Academician, with an eye for something out of the common, visits one of the Welsh pony fairs, such as are held at Llanbedr, which means nothing worse than Church of Peter, or Aber, or Llanbrynmair, which last place in the heart of Sir Watkin's vast property may be regarded as the very Athens and capital of ponydom. It is a pretty sight enough. The shaggy-maned unbroken ponies, the horn of their hoofs growing wide and ragged, are brought down from the hills in droves by the aid of sheepdogs and stand huddled together, with startled eyes, by the roadside. The purchaser singles out one, mouse-coloured with an eel mark down his back if he is

wise, and describes it to the would-be vendor, who immediately plunges headlong into what Australians would call the mob, embraces the chosen pony, and drags it out by main force. As the pony stands trembling in the road, one can form a fair estimate of its capabilities. Its constitution and staying power may be relied upon, it is obviously capable of being turned into a smart little pony, either for children to ride or even to hunt, or for tandem driving, and a tandem of Welsh ponies, standing about 13h., makes a dashing little team. A saving virtue of the Welsh pony is that he, or she, as the case may be, is very easily trained, and very seldom vicious. His or her fault, as a rule, is a poor shoulder; but the exceptions, as our photographs from Clumber show, are of a very marked and excellent character. One word of warning only would we issue to those who buy these ponies directly from the drover. They

must by no means be "done too well." Accustomed to hard fare on the mountains, they are apt to get a good deal above themselves when oats are abundant. But when they are allowed to breed in the lowlands the case may well be otherwise. One of our pictures, a very pretty group of mares, with one foal, shows what the Duchess of Newcastle has done in this respect. Having written thus much, we will permit a vivacious lady correspondent to tell her own tale.

"Among the hobbies of the present day pony breeding is greatly on the increase, and there is also no doubt that Welsh pony breeding may be made a very paying pursuit. At Clumber, when staying there a short time ago, I saw some grand specimens of these ponies, both breeding mares and foals, and all were very handsome. One of them, LADY WHITE, having taken over sixty first prizes, does not require many words from me to expatiate upon her



T. Fall.

A GROUP AT CLUMBER.

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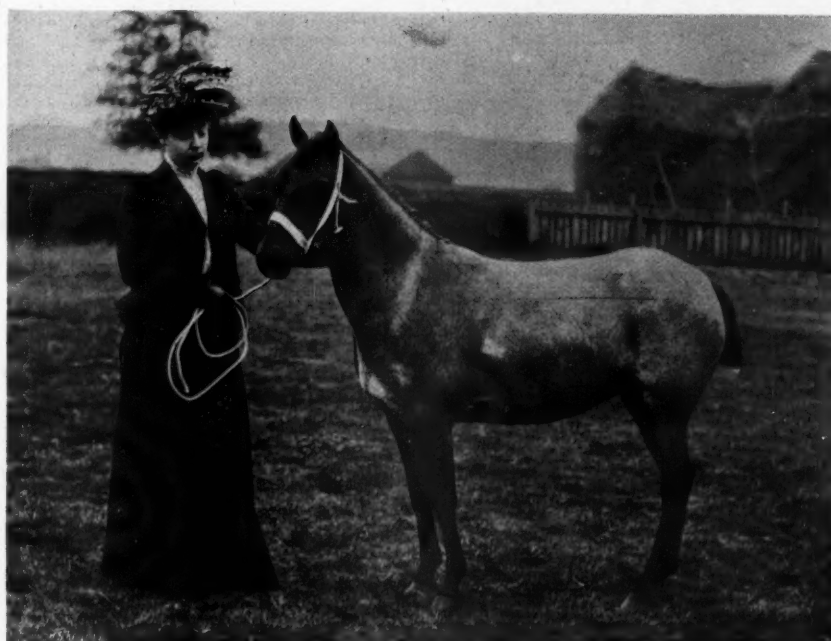
beauty. This pony, who was foaled in 1890, has taken first honours at the Royal the last three years, and at the Crystal Palace last year she was first in the competition for the best Welsh pony in the show, beating the fine stallion, Starlight, no small victory for a mare, but one well deserved. She is the dam of a beautiful foal by Julius Cæsar. Her companion in the photograph, taken with the Duchess of Newcastle, is LADY JONES, another white who also has a pretty foal by the same sire. The bay pony, JANET, is another big prize-winner. During 1898 she was awarded nine firsts, and five in 1899, including first in a class of thirty at Carnarvon. A seven year old roan, called LADY EIRA, has also had her share of prizes. I do not at this moment remember the number, but I know she was second at the Manchester Show in 1890. Lady Oswestry, a seven year old chestnut, has also been a winner whenever shown. I think, however, Her Grace considers Clumber Tiny one of her best ponies. She is a dark brown four year old, and has never yet been exhibited. She is in foal to a pony bred by Her Grace, who was by Havock out of a pony hunted by the Duchess years ago, called Tottie. Clumber Tiny will make her *début* in the show-ring some time during 1900, where we shall hope to see her as a proud and successful mother. Lady Grey is the five year old dam of a roan filly, who promises to be one of the coming beauties of the day. Her sire is Merlin Mynyddau, a first



T. Fall.

LADY WHITE AND LADY JONES.

Copyright



T. Fall.

LADY EIRA.

Copyright

prize winner at Manchester. The last to be mentioned of this charming group is Lady Dinorth, mother of a most promising chestnut yearling, who will in all probability make a perfect polo pony, his sire being 14h. and the mother 13h. high.

"I could have stood for hours watching these delightful ponies while we talked of them generally, and discussed the rival merits of the Welsh, the Exmoor, and the Shetland varieties, the Duchess dilating on the merits of the first-named breed, which she shows practically to be her favourites.

"While we were watching the photographing of the different groups the Duke arrived on his

tricycle, accompanied by Lady Ilien and Mr. Campbell and other visitors staying at Clumber, also on their machines, and stayed until the photographic operations were over, when the cycling party departed. I had a most enjoyable walk back with Her Grace, my old friend, the enterprising NATTY, accompanying us. To know Clumber is to know Natty, and to know Natty is a liberal education, as Mr. Carter once remarked about Miss Dolly Foster. Miss Natty had a little lead fastened to the collar on her dainty neck, which did not prevent her making dashes and starts forward every time she saw a rabbit or a water-rat near the edge of the lake, and the rapidity with which she could wind her lead round one's legs reminded one of the days when one was lassoed with the skipping-rope. Since my return home I have received most indignant messages from Natty, enquiring why she was not in the pony photographs, and forwarding a photograph of herself, which she requests may appear at the same time."

ON THE GREEN.

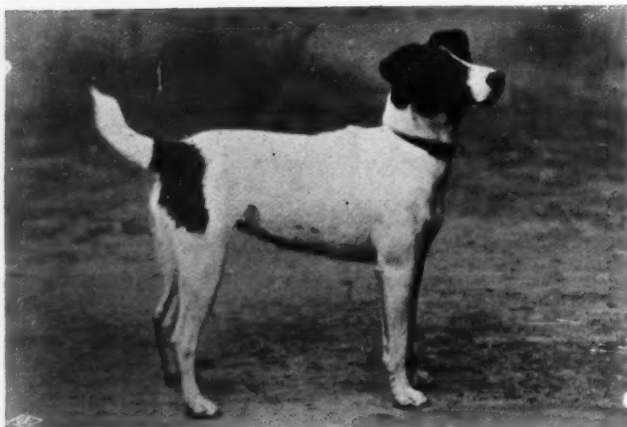
SURELY that is not a very clever nor a very courteous joke that we have seen in one of the weekly papers, suggesting that when Mr. A. J. Balfour goes to the Upper House, he shall take the title of Lord Bulger of Furzedown.



T. Fall.

JANET.

Copyright



T. Fall. THE DUCHESS OF NEWCASTLE'S NATIV. Copyright

To discuss the merits of the "joke," apart from its questionable taste, the title of Bulger is least appropriate to the figure of Mr. Balfour of any golfer in the Government—a less appropriate title from this point of view it would be hard to imagine—nor has he any special addiction to the form of club known as the bulger, nor to Furzedown as a golfing arena. But, apart from all that, which does not matter, why can Mr. Balfour not be let alone in peace, to play his golf without utterly impertinent observations? We imagine that by this time he must be perfectly case-hardened to any facetious remarks of the kind, but it does not make them in any better taste that their victim must have been worried long ago into indifference.

In a review in the *Field* of a recent volume of golfing essays we see the estimate quoted "that there is at present invested in golf a fortune of about £10,000,000." Truly, the *Field* reviewer adds, this is astonishing of a game that was at one time voted by many as a good one for old men and babies. It is very prodigious; but what is more surprising, perhaps, is that the view of golf as a senile and infantile game prevailed in England so long, rather than that its merits should now have received tardy recognition. Considering that golf is probably the oldest game of an athletic nature in the world—tennis and polo are possible exceptions—it does show a remarkable slowness of appreciation that only in these latter days people in general should accord it its rights. Of course its price was a consideration before the invention of gutta-percha balls. And now the price of gutta-percha itself, partly, no doubt, owing to the demand for gutta-percha golf balls, is rising by leaps and bounds, so that one hardly knows what is to become of us in the future.

Now that the excitement of the open championship is over, golf is quieting down. We do not yet hear anything of the match that we had hoped, and still hope, to see arranged between Taylor and Vardon. The former has returned thanks, in a brief letter addressed to *Golf*, for the many letters and telegrams of congratulation, too many to be answered severally, with which his splendid and most popular victory has been complimented. These two Englishmen seem to stand out for the moment at the head of the golfing talent—that is, if we may claim, as we think we may, Vardon for England. A caustic Englishman observed the other day that the only thing the Scotsmen knew about golf was the wisdom of putting their clubs away and thinking of other things in the summer-time. For all that, a deal of golf goes on on both sides of the border in the summer months.

The Parliamentary Tournament drags its course along as slowly as a Parliamentary train. Mr. Henry Tolleremache, a former winner, has been knocked out, but Mr. Seton-Karr, who also has won in the past, still is in the running, as the result of matches played at the end of last week. We are glad to see an old medal winner of the Blackheath Club, Mr. J. G. Gibson, again to the front with a tolerable score of 115 for the twenty-one holes at the latest meeting. Mr. R. Whyte had a good gross score of 117, that won him the handicap cup with his allowance of seven strokes. For once Mr. F. S. Ireland was not in his usual form, and took 124. This meeting was held just before the rain came, when the greens were cruelly hard-baked and difficult.

We have accounts of meetings from such widely different quarters of the globe as St. Petersburg and Calcutta. Mr. A. F. Simson scored the chief success at Calcutta, in a manner reminiscent of the old St. Andrews days. At St. Petersburg a mixed foursome match was won by Miss B. Wishaw and Mr. F. Marshall.

FROM THE PAVILION.

AMONG the various measures of cricket reform that have been pervading the air I have not heard of any scheme for reforming the spectator; yet he is undoubtedly capable of improvement. I had intended to abuse him on the ground that he considers that the payment of one penny an hour entitles him to rule the roost and regulate procedure, but I find that "Will Scarlett" of the *Sunday Times* has seized on the same idea, anticipating me in print as Shakespeare anticipated Sir Fretful Plagiary in thought; but the vulgar abuse of Jephson for objecting to the light—if Bramall Lane ever has any light—and of the umpire at Bristol for giving a verdict that did not please the mob, are unpleasant incidents which unfortunately have precedents. I have seen the members at Lord's rise and hoot the Cambridge eleven for a course of action that did not meet the pavilion's approval, which I consider as an instance, unique let us hope, that *corruptio optimi est pessima*; likewise have I seen a batsman howled at by the crowd for five or six minutes on end because by misjudgment or misadventure he had run out his partner, then well set. So far did the abuse extend that the incoming batsman was expected to run the offender out! And one might prolong the list galore. Remedy there is none, unless plain-clothes policemen are to be seated here and there among the crowd; but even then the plea would hold good that the right to hiss is as precious and as legal as the right to clap. So we must put up, I fear, with these occasional acts of blackguardism, in the fervent hope that they will only be occasional. The escape of Gloucestershire in the match mentioned was quite sensational, for the last man, Roberts, who is not a great batsman, played out nearly ten minutes of time, Maclaren having delayed his declaration till too late, probably

afraid of Jessop's uncanny rate of scoring; but it is just this timidity that conduces to drawn matches, and the Lancashire captain is the last man whom I should have suspected of "bottling an ace." Rain had a very considerable influence on the matches played at the end of last week—rain, that is, in combination with the toss. Wickets were playing all sorts of pranks; sometimes soft and easy, sometimes behaving quite respectfully under the stress of the roller; sometimes keeping easy, and sometimes caking into a crust that made scoring impossible. Results, however, came out much as might have been expected, though possibly the climate helps to account for the handsome defeat of Middlesex by Kent; but then climate was backed by Stewart and Rashleigh, and especially by Mason, who had two regular field-days, as he scored 118 runs, was only once out, and took in all ten wickets; he and Rashleigh made the Middlesex bowling look very simple stuff, but Middlesex just now is unaccountably off form and likewise out of luck; luck and form are things that invariably hunt in couples. That Cambridge should draw with Surrey after each side had played one innings must have seemed incredible, and, indeed, the draw was really a slice of luck to which Taylor's fine form (he scored 120 runs) largely contributed. But the states of the pitch were (1) slow and easy, (2) sticky and difficult, (3) slow and fairly easy; hence the side that batted during periods 2 and 3 was just able not to be beaten. Fargus, the new bowler, failed completely, while beyond Taylor only Moon scored to any large extent; but the smartness of the fielding helped to bolster up the moderate trundling, and encouraged the partisans of Cambridge. Yorkshire made hares of Hants, sending the side back for 128 and 61, and scoring 460, with never a century in it, themselves. Rhodes had 14 wickets in all, 8 for 23 in the second innings, proving what a terror he is on slow wickets. Sussex and Essex played an excellent game, Fry and Marlow helping Sussex so dexterously over the stile that in the end the draw was no whit in Essex's favour. Lancashire pounded Somerset with much vigour, Maclaren making another century; he, Fry, and Brockwell are the best bats in England on bowler's wickets, and Maclaren, to my mind, is the best of the best. A good but not superlative team of M.C.C. amateurs defeated the West Indians by five wickets; this probably indicates the strength of the visitors pretty closely, but that there is some hit in the side is proved by the pace at which Constantine and Burton scored, the former making 113, the first century of the side. There are some curious figures in some of the county statistics—that is to say, up to the end of the week. Thus Leicestershire has played seven matches and lost them all, though the side nearly defeated Worcestershire; Sussex has drawn seven matches out of nine, winning the balance, while Warwickshire has drawn six out of nine. Hants in eight games has lost six and drawn the other two, while Yorkshire and Lancashire have won eight and nine matches out of twelve and thirteen respectively, with no loss to be recorded. Unless there is a surprise, or a series of surprises, in store, one of these two can hardly miss the championship.

W. J. FORD.

AT THE THEATRE

"THE SCHOOL FOR SCANDAL" at the Haymarket Theatre is a delight almost unalloyed. The acting in all cases is not perfect—perfection is not an earthly degree—but it is so generally good, the whole thing is so elegant, so full of humour, so bright and brilliant, that it might be said, without very much danger to the sayer, that the present revival at the Haymarket is the best representation of England's greatest comedy we have seen for many years.

The first thing which strikes one about the performance is the casting away of all the ridiculous affectations which, to the present generation, have made the old comedies merely grotesque caricatures of life, when they should be absolutely natural and illuminative presentments of the manners and customs of the period with which they deal. We have always thought that Mr. William Archer's comments on the revival of "The School for Scandal" at the Lyceum by Mr. Forbes Robertson in 1896 formed one of the truest bits of criticism ever written about a performance. He said:

"The next time 'The School for Scandal' is revived, how would it be if, just for the fun of the thing, it were restudied as well? It has not been studied within the memory of man, and consequently it has not been acted, but only mimicked over and over again, each time with a little further forcing of the note. No doubt this is an inevitable phase in the fortunes of a comedy of manners; but I think it is time we should have done with this phase and get on to the next. For some five-and-twenty years after the production of such a play, it passes as a picture of contemporary life, and is played in the costumes of the moment, though already, towards the end of that period, the manners depicted have become flagrant anachronisms. Thus we still play 'Caste' in the dress of to-day, and though Mr. Wyndham has redressed 'London Assurance' in the fashions of the forties, Mr. Hare omitted to follow his example in the case of 'Money.' . . . So soon, in any case, as a play is recast in historic costume, the actors set about sedulously storing up every available reminiscence, tradition, and caricature of the manners of the period in question. One or two of the original actors probably survive; others live in the memories of the older stagers among the new generation, and an elaborate system of mimicry is presently developed, so that each part comes to be regarded not as a character for the actor to embody by means of observation, imagination, and study, but as an assemblage of comic affectations, totally unrelated to reality, which the actor must mechanically reproduce in such a way as to get the traditional laughs at the consecrated points. The performance is no longer a piece of living art, but a sort of sacred ritual, a great deal of which has entirely lost its original dramatic significance. Acting, under these circumstances, becomes soulless virtuosity at best; at worst, senseless grimacing. And as mimicry always tends to excess, the parts, as they are handed on from generation to generation, or rather from actor to actor, become ever more thickly encrusted in absurdities. By dint of mere whim, or even of misguided research, every actor adds his stitch to the embroidery which must presently conceal every inch of the original fabric."

We make no apology for this long quotation; we have long

been anxious for the excuse for quoting it; it is one of the most illuminative pieces of criticism applied to the "costume play" we have had. Possibly the management of the Haymarket Theatre read it and digested it—if not, they have surely been struck with exactly the same idea as Mr. Archer of what should be the proper treatment of "The School for Scandal." They have given us a picture, not a caricature; the men and women are real and living, although they bring before us the customs, costumes, and manner of their time; they are not merely marionettes tricked out in fancy dresses. The happy mean is steered. Many actors would not be able to cast off the silly extravagances of the accepted methods of treatment of old comedy without becoming impossibly modern. At the Haymarket, something of the "grand air" is maintained, although the men and women are behaving and speaking like men and women of the time.

We are speaking generally, of the general effect. All the stiltedness, the woodenness of the thing has gone at the Haymarket. Here is nature, here is life. We hear all the people saying the most unpleasant things about everybody else; but they do not give it that direct personal application to the man or woman to whom they are speaking, and to whom they mean it to apply, against which Mr. Archer raged so righteously. They were superficially ladies and gentlemen when they were saying the rudest things. All this is well done at the Haymarket. They do not exaggerate the bowing and the scraping, the hat twisting and the cane twirling, till they become a set of automata aping humanity. All this is not overdone, but is just done enough at the Haymarket.

As to details, Miss Winifred Emery's Lady Teazle is as nearly perfect as it is vouchsafed to mortal actress to be. The roguery, the spirit, the devilment, the sentiment of it are delicious. The Quarrel and the Screen Scene are superbly treated. And what a picture she makes. Mr. Cyril Maude's Sir Peter is a natural, kindly, irascible old gentleman with a spice of humour, who makes it possible for us to conceive his wife having married him, and, having married him, preferring him, when her eyes are opened, to the young reprobates of the town. This has generally been impossible. The senility given to the character by the majority of its representatives has made it necessary for the audience to shut its ears and its eyes and conjure up a Sir Peter of its own imagination before it could extract any enjoyment from the play. Mr. Maude's Sir Peter has not all the full flavour it might have; but it is natural, it is kindly, it convinces. Mr. Sydney Valentine's Joseph is rather heavy and stolid, but he is a conceivable Joseph. He is not a Mephistopheles in wig and powder whose evil-doing would have been patent to everybody. He is natural, he is a gentleman, he does not mouth his moral maxims as though he has learned them all by heart, but says them apparently spontaneously, conversationally. Mr. Paul Arthur's Charles is not too distinguished, but he is a

jolly young man full of life and spirits, and his buoyancy and breeziness carry one along with them. That touch of seriousness at the end of the Screen Scene, when he sees the white face and agony-eyed Lady Teazle, is very consoling and effective, and helps the character of Charles enormously. We forgive the fact that the innovation is interpellated without any authority from the text; that there is nothing in Sheridan to justify it, because most of us have always felt an unpleasant sensation when Charles, too, jeers at poor old Sir Peter, his friend, and the pitiful young wife; it made Charles a cad. Sheridan set out to write a farce, and, as farce, it did not matter so much; but later generations have seen the drama and the seriousness of it, and we have grown up in that school and we were sorry that Charles laughed.

Miss Lottie Venne's Mrs. Candour is excellent; Miss Beatrice Ferrar masks the insipidity of Maria by a quiet simplicity which gives to her part an interest we do not remember it to have possessed hitherto. Absolutely delicious

are the little studies of Backbite, Crabtree, and Moses, given by Mr. W. G. Elliot, Mr. Holman Clark, and Mr. Dagnall.

Lovely stage pictures, dresses of extraordinary beauty, grouping and movement of delightful grace, everything makes the revival of "The School for Scandal," at the Haymarket, the most important, perhaps, the present generation—which knew not the Vaudeville in its palmy days—has seen. And, judging from the ideas which were prevalent at the time when the Vaudeville was in its prime, we should say—and we are prepared for the thunderbolts of the "old guard"—that the Haymarket need not fear comparisons with even the revival there.

MISS MIRIAM CLEMENTS, statuesque and stately, commanding and beautiful, is a lady who has jumped with truly remarkable suddenness into a prominent position on the stage.

The majestic splendour of her presence and a most caressing voice are the gifts of Miss Clements; her acting in "My Friend the Prince" at the Garrick, "A Court Scandal" at the Court, "A Midsummer Night's Dream" at Her Majesty's, and "Kitty Grey" at the Vaudeville, has been distinguished by personal charm and a suave serenity which are quite fascinating.

MR. WILSON BARRETT'S "Quo Vadis?" which we saw at the Kennington Theatre, is the better "Quo Vadis?" of the two, by a long way, but that does not make it a good play by any means. Leaving aside the fact that to many of us these "religious" plays are now tiresome, that we are weary of this theme of persecuted Christians and noble Pagans "converted" to the most spiritual of all faiths by passion for a woman: these hymns, these revels, these references to sacred things, these sensual interludes of dancings and posturings—leaving this aside, for it may be merely temperamental to the individual, "Quo Vadis?" is not a good play. The fact of the matter is



Lallie Charles,

MISS MIRIAM CLEMENTS.

Titchfield Road, N.W.

that the theme is so primitive, in its best sense, so fundamental, that one work dealing with it exhausts its possibilities. They were exhausted by "The Sign of the Cross." The language of "Quo Vadis?" Mr. Barrett's version, is quiet and restrained without being poetic or elevated in diction. But the "comic relief" is crude and out of place. The incidents are not bad in themselves, but they do not seem to be marshalled into a whole of ever-advancing drama. "Quo Vadis?" is an entertainment, not a play. It is well acted by Mr. Barrett, as Petronius, who suggested nothing of the "arbiter elegantæ," however; by Mr. George Barrett, a "decadent" poet; by Miss Daisy Belmore, as the Empress; by Miss Edyth Latimer, as Eunice; and by Miss Maud Jeffreys, as Lygia. The stage pictures are remarkably fine and full of colour.

THE matinées of "Pelleas and Melisande," at the Royalty, call for little comment now. Those who regard Maeterlinck as inspired will think him so still; those who regard his work as vague, shadowy, incomprehensible, unpleasant, essentially undramatic, will continue in their opinion. The revivals have the advantage of Mrs. Patrick Campbell and Mr. Martin Harvey in the parts they played before so beautifully at the Prince of Wales's, and the disadvantage of the absence of Mr. Forbes Robertson.

Nor does anything remain to be said of the reproduction of Mr. Henry Arthur Jones's comedy, "The Liars," at Wyndham's Theatre. The cast remains almost identically the same; the play continues to amuse everyone and to engender a feeling of dislike in others from its essential lack of anything suggesting morality. Mr. Wyndham is, as always in modern pieces, altogether attractive; the performances of Mr. Alfred Bishop, Mr. Vane-Tempest, Mr. Herbert Standing, Miss Sarah Brooke, and Miss Cynthia Brooke are, as they were before, wholly artistic and admirably humorous, where humour is needed, perfectly suave, natural, realistic. Mr. Thalberg and Miss Mary Moore continue to miss much of the inwardness of their characters. Miss Alice de Winton, a new comer to the cast, makes a pleasing Mrs. Crespin.

"Florodora," in the autumn, will be followed at the Lyric by another musical comedy by the same author and composer, Mr. Owen Hall and Mr. Leslie Stuart, entitled "The Silver Slipper." Mr. Leslie Stuart has already made his reputation as a writer of delightful music for the light lyric stage, in addition to that he had already achieved as the composer of the prettiest of ballads, serenades, and martial melodies. His next attempt for the theatre will have an added zest for the public, who will watch to see the success of "Florodora" repeated.

That very funny farcical-comedy, by Mr. Sidney, "The Brixton Burglary," has been revived at the Strand Theatre, and provides a couple of hours' hearty, irresponsible fun, laughter continuous and loud, without the suspicion of suggestiveness.

PHŒBUS.

KILLING DRIVEN ... GAME.—X.

I HAVE been told a story which illustrates a previous article about keeping two eyes open in shooting. Some few years ago there was in Scotland a man who was often employed to inspect shootings for others. If a law action arose out of an excessive charge of rent, or a very poor bag, this man would be sure to be sent on behalf of the laird to inspect; he could be relied upon to see about twice as many grouse as any other skilled witness. On the contrary, if a tenant wanted to make a very poor show in court and prove an almost total absence of grouse, our friend was also equal to the occasion. Yet he was a very religious man indeed, and no one, curiously enough, ever challenged his evidence successfully. On one occasion he was sent to a moor in the interests of the laird, and he came back with a very sorry record of the birds he had seen; accordingly he met with scant civility at the hands of the writer to the signet who had employed him. It suddenly occurred to him at this interview that he had been representing the wrong side by some mistake of his instructions, or of his hearing, and then he hinted that if he was sent again he thought he might see a fair stock of grouse. The W.S., however, resented the double expense, and suggested, in his turn, that he could do a multiplication sum just as well where he was as on the moor. Sandy, however, could not stretch his conscience to that extent, and would only undertake to give better evidence on being sent a second time to inspect the moor; he remained firm, even when it was made clear to him that his extra fee would be the same either way. At last the curiosity of the W.S. was raised so that he wanted to understand what manner of man he was actually dealing with. His questioning elicited the fact that this skilled witness never swore to a grouse he had not seen; but, said he, "according to the heart o' the wind I beat the ground; and the grouse are sometimes always for settling again on the ground that is yet to be beaten, and other times they will not." As the time is fast approaching when the dogs will be run over moors still to be let for the coming season, the story may have its practical use just now. But that was not all of it; for the W.S., seeing that he had a kindred spirit to deal with, took him home to dinner, and when these two had become more than friendly on whisky toddy the truth came out. "Ye see," said this expert witness, "that I have cross eyes?" "Yes, slightly," assented the other, not liking for fear of offence to admit the whole truth. "And ye ken that cross eyes see double?" "Yes, and what of it?" "Well," answered the expert, "the big whisky flask will make the keeper that is with me see double as well; and by wearing this," said he, producing a green eye shade, "I see na grouse that a verra sober gillie will not see also." "In that case," suggested the W.S., "you can do that multiplication sum I told you about and save us the expense." "I cannot," replied the expert; "I cannot swear to a lie, but it's no great harm to use the great powers of vision that I am blessed with; and besides," said he, as an after-thought, "the keeper who was with me had not had a drop of whisky." Needless to say the expert witness went for a second visit of inspection, and thereby disproved the libel, so often repeated, about the three degrees of comparison—"liars, d—d liars, and expert witnesses." An easy conscience is worth having, even if it is obtained at the expense of self-deception.

The newest thing about learning to shoot is the establishment of shooting schools. It has lately been advanced "in another place" that gunmakers exceed the duties for which they are employed when they pretend to teach shooting. It has been said, with some show of reason, that a beginner might just as well expect a horse dealer to teach him to ride as a gunmaker to teach him to shoot. That is true, no doubt, but it is not a conclusive argument against the gunmakers. I confess an apprenticeship to a gunmaker in the accomplishment of sportsmanship, or in the science of woodcraft, would be ridiculous. Sportsmanship embraces so much more than shooting; and woodcraft is not to be learnt amongst bricks and mortar. Yet it is just possible that a good many young people out of the business portions of cities may fall into the mistake that to be a crack shot, as turned out by some smart gunmaker, is necessarily to be a sportsman. In the sense in which the term has come to be used—perhaps. If a man shoots well, and also looks on at cricket matches and polo, and is sometimes seen on the racecourse, he is regarded as a sportsman; but he may have no claim whatever to the title at the same; the boys who go down from London shops to the London playing fields for their Saturday afternoon game may really be far better sportsmen. It is necessary to love the game before you can assist others to enjoy it, and it is almost impossible to be a good sportsman before being able to do both. To look on is very interesting, but it is not personal sport. Now the shooting schools offer lots of practice, but it is impossible to love shooting at clay birds. The young shooter may go through the course, may go the rounds of all the shooting schools, without his pulse being once stirred or his breath fluttered. The savage instinct of pursuit will never be called up. He may learn to kill his double rises coming fast overhead, and also to change guns quickly and take toll out of a covey of clay birds, but when all is done he has got no further than the mechanical part of shooting, and that is not very far. His first experience in the field may open his eyes to the fact that he has got nerves. Moreover, if he judges distance by the way his gun will sometimes break a clay bird which is 60 yds. off, and from its smallness looks a hundred, he will be firing at grouse across the next man and expect to see them collapse at 60 yds. or 70 yds. away. Thus he will be committing two most unsportsmanlike acts—shooting at his neighbour's birds, and shooting at distances which will certainly cause wounding; and these are faults that are hardly likely to be taken up by a gunmaker, and corrected by one who is proud of the distances his guns kill at.

But shooting schools are very useful if the dose is taken in the right way and in correct quantities. All the same, I am doubtful whether they are as useful to fit a gun to a shoulder as is supposed. What can they do that a first-rate man in a gun shop cannot do for his customer? The man in the shop can certainly find out the bend and cast-off and weight of gun which a shooter brings up most easily, as well as, or better than, the man at the shooting school. I say better, after experience of both ways at the hands of a good many, including Messrs. Cogswell and Harrison, Purdey, Holland, Watts, Bland, and others. The reason of this seems to me to be that those who rely entirely upon the shooting from the adjustable try-gun do not make allowances for the difference in method made by the shooter himself, in consequence of the variation of weapon which he feels in his hand from his own gun. Besides, in the shop the bend, when it is found, can be confirmed by the trial of a variety of guns which are always present, and thus a gunmaker has the chance of giving his customer a trial of guns of different weights and various balance, but of the same bend as found by the try-gun in the shop. At the shooting school there are not, of course, enough guns to enable every variety of customer to be so suited. As far as fitting the man goes, it can be done therefore in the gun shop; but the shooting school's go a step further than this and attempt to fit the faults of the man. There the practice is to alter the bend and cast-off in such a way as would have placed the last shot fired right on the moving mark. So that if a shooter aimed correctly and jerked his gun off downwards as he pulled trigger, the gun would be set straighter, in order that, in spite of jerk downwards, the gun should shoot to the right place next time. Consequently, when the shooter has cured his fault, if he has the luck to do so, and no longer jerks his gun down as he pulls trigger, he will shoot over his game; and this because his fault was fitted and not himself. Regarded only as gun-fitting establishments this represents nearly all the difference between the shooting schools and the shops.

But as practice grounds the schools may be very useful; and the schoolmasters, those few who have the ability, whether gunmakers or not, can help very materially. They can point out faults of method, like a twisted gun, and faults of judgment, like shooting too far in front or behind very quickly, much more quickly than a shooter could find it out for himself by experimenting. But this telling the shooter what he is doing is like putting the hands of a clock without works inside to the right time of day. When the instructor is no longer present the judgment is again wanting, and this kind of coaching does not beget judgment but only supplies the place of it for the time being. It would be otherwise, of course, if game birds came like clay birds, at one pace only, and always at that of the latter. This by no means implies that shooting at clay birds is not good practice for game shooting. It distinctly is. The beginner can go on practising one particular shot until he is perfect in it, and this he could not do at game, because no two birds would come alike.

To return for a moment to the comparison between horse dealers and gunmakers as coaches for riding and shooting. Although it is unusual for a horse dealer to set up for a riding-master as well, it does not follow that he would not, as a rule, be a very good coach. If not, it would be from the want of observation that he failed and not from the lack of opportunity. It is the same with gunmakers. As Mr. Purdey once said to the writer, the position he holds as a gunmaker is as much due to the hints he gets from his customers as to his own ability in making use of them. So it is with the shooting school expert. What he has to tell he has learnt from hearing what good shots say, and watching what they do. He is merely the medium for passing on the information. And if he is the medium for passing on good information, he also gathers a great deal from those who are not successful. On the question of the shooting try-gun, for instance, the same good gunmaker told the writer that he did not use the instrument; upon being asked why, he declared that the greatest fault common to all bad shots was, that they never put up their guns twice consecutively alike. If, he said, you put a change of bend in their hands every time they fancy an alteration of the stock, they will never learn to shoot twice alike.

It is not for a moment suggested that gunmakers should take the place of sporting mentors. That position has generally been forced by the rising generation on some older and much experienced member of his own family; one whose youthful admiration pointed out as the most proper person to be imitated in the fields of sport. Sometimes the groom and the gamekeeper divide the

honours between them, and the elder generation of the family is regarded as degenerate. When this occurs it is not wonderful that the gunmaker who happens to have a shooting school is regarded as more of a mentor than he ought to be, and his coaching of the mechanical part of aiming may develop into a schooling of sportsmanship. That seems entirely to depend on the opportunities of the individual gunmaker for acquiring sportsmanship and the want of them in the pupil. After all sportsmanship, like good manners, is one of the accomplishments of a gentleman; and the two have a very great deal in common. One does not go to school to learn good manners, although the associations of school life may be very potent in their formation. The accomplishments of cricket and football and athletics are, incidentally, learnt at school. Riding and shooting are not. The former are generally useless in after life and the latter are necessities. Surely there will be a change some day, but until then the shooting schools, like the riding schools, teach a very great deal that is useful, provided the man in charge is the right one; but neither of them teach everything.

ARGUS CLIVE.



RACING has been of no great interest during the past fortnight, for though we have had a Northumberland Plate run for, the fact of there having been only nine acceptors for that time-honoured event completely spoiled it; nor was the Sandown Meeting on the previous Friday and Saturday at all up to the mark except as a social function. And now we are approaching Newmarket First July week with no great prospect of improvement. Even the big event will be robbed of much of its importance by the inability of Forfarshire to start for it. Mr. Dewar's colt sustained a really serious injury when Disguise II. ran across him and the rest of the field in the Derby just as they turned into the straight, and it has been found impossible to train him for his July engagement, which is a bit of cruel bad luck, all things considered, for Forfarshire would have been exactly suited to a race over the Bunbury mile, and would almost certainly have won it. Those who know most about him scout the idea of his having been beaten on his merits for the Derby, and I sincerely trust that he will be sound and well again before long, so that for some late engagement he can show us what his form really is. Personally, while admitting that he was running as well as anything else in the Derby when the accident to him occurred, I am inclined to believe that a mile, or at most a mile and a quarter, will be found to be his best course.

However, Forfarshire is not entered for the St. Leger, and it may be long enough before the question as to his stamina can be answered in public, though if he can be got ready for the Jockey Club Stakes at the Newmarket First October Meeting we shall at any rate see how he acquits himself across the flat, a course which I always think is a fairly sufficient test of stamina. Meanwhile the St. Leger is beginning to attract a certain amount of attention, for the Ascot running opened up possibilities of both Simon Dale and Winifreda being dangerous opponents to Diamond Jubilee; and outside these there is Disguise II. doing steady work at Beckhampton, and commanding the confidence of his clever trainer to no inconsiderable extent. No attention need be paid to Simon Dale's indifferent display in his second race at Ascot. He is a colt with indifferent fore joints, and no doubt he would suffer more than most from the concussion of galloping on that terrible ground. I think, then, it is unreasonable to charge him with having run shifty behind Boniface, when it is much more probable that he was sore from his previous race and physically unable to show his true form. Winifreda needs only to thicken and develop constitution and strength to be a danger to the best of the colts, and she is certainly doing well at present; but in such betting as may be possible at this stage I should advise my readers to take reasonably long odds about Disguise II. This American-bred colt is exactly the sort to figure to better advantage at Doncaster than at Epsom, and he is likely to make more than ordinary improvement. It was urged against him at Epsom that he is rather long in the back and shallow in his girth, while some thought him rather on the leg. Be that as it may, a flat, galloping course is the one for him, and he has really a fine powerful framework, which will every day be growing more strongly knit and capable of sustained exertion.

It seems idle to speculate on the St. Leger now, but if I were forced to make one bet I should have my trifle on Disguise II., notwithstanding the great record of Diamond Jubilee.

Mr. James E. Platt never did a better piece of business for himself than when he secured that grand horse, Patron, for 4,100 guineas for the Howbury Stud. As horses go nowadays, Patron is well worth 10,000 guineas, and Mermion has so amply demonstrated the extraordinary value of the Grand Flaneur blood that we may expect the services of Patron, Grand Flaneur's best son, to be in ever-increasing demand. An additional credential to Grand Flaneur will be supplied by the recently-arrived Parthian, whose owner, Mr. Muir, has brought him to run in England. Parthian has proved himself to be the best three year old of the current Australian season at all distances up to three miles. Here he ranks as a four year old, though in Australia he would not be classed as such till August 1st. He is by Grand Flaneur out of Archeress, by Trenton, and is bred, therefore, to stay for ever. Mr. Platt himself has two Grand Flaneur colts out of Trenton mares now on their way to England. Here of course they are already yearlings. Two mares covered by Grand Flaneur are also among Mr. Platt's purchases, and as the wonderful old horse is dead, the master of Howbury will, with ordinary luck, own some of the very last of his stock.

Multiform, the best horse ever bred in New Zealand, as many good judges affirm, has left England on a return voyage to his native land. Unlike most of the colonials, Multiform suffered badly on his journey here, being down with colic and unable during some nine days to take anything but gruel. This so far affected his nervous organisation that when he was put in work after his arrival he was found to have gone wrong in his wind, and every vestige of form had left him. To the eye, however, he was still the same splendid animal as ever, and Mr. G. G. Stead, who sold him to Sir Edgar Vincent, has met the difficulty in liberal fashion by taking his old favourite back for stud purposes, and giving another and younger horse in exchange. Hitherto, New Zealand horses have proved less fortunate than Australians in this

country, though Uniform and Altair have both won good races. Waiuku, like Multiform, became a roarer here, and Gold Medalist has not shown any form worth notice up to now.

OUTPOST.



"LITERATURE" of last week was an exceptionally good number, and in no point better than in its rakings up of the literary associations connected with Manchester House, or Hertford House as it now is, in which is collected probably the most splendid gathering of pictures and artistic objects generally ever got together by private hands. Certainly it is far and away the most splendid gift ever made by an individual to this or any other nation.

From *Literature*, to which a debt is very frankly expressed, I gather that Manchester House was erected by the first Duke of Manchester in 1776. It was the home at one time of the Spanish Ambassador, and later, according to some authorities, of Talleyrand. It was haunted by the Prince Regent when he was paying his attentions to the Marchioness of Hertford of his day, and it was there that Theodore Hook met the Prince Regent and received his first list in English Society. Also it has been pointed out that Manchester House may very well have been the original of Gaunt House in "Vanity Fair," and the scene of Becky Sharp's histrionic triumph. To that story *Literature*, very wisely, gives neither countenance nor disapproval. The fact of the matter is that these identifications of localities and houses in novels, except where the novelist himself has been explicit of set purpose, are in the nature of a mistake. Besides, Thackeray was emphatically a gentleman, and the period at which he fixed "Vanity Fair" was so recent that it would not have been quite nice to identify Gaunt House too closely with any existing structure; not that it would have hurt the feelings of the house, but it might have hurt the feelings of the owners.

In *Literature*, too, Mr. William Heinemann, one of the most successful of our publishers, discusses the question whether there is a fashion, and an influence of fashion, in fiction, and the conclusion at which he arrives is, as he is himself, eminently sensible. It is in effect this—there is no real fashion, but there is imitation. Talent and a new line succeed; then follow a whole line of servile imitators who do not succeed. "There was just one J. M. Barrie, and then a lot of foolish people who tried to find pasture on his meadows." And so on, and so on. Young authors might do much worse than study Mr. Heinemann's words of wisdom and act upon them. Let them try to write what is in them, not attempt to be of a school or to copy the manner of their letters.

So that brilliant young novelist of the United States, and diplomatist also, Mr. D. D. Wells, has been lost to us at a very early age. Whether he was a brilliant diplomatist or not I know not, but there is no doubt that he must have seen the humour of diplomacy, for few men have ever had a keener sense of humour. "Her Ladyship's Elephant" was funny; "His Lordship's Leopard," which was reviewed in these columns a few weeks since, was a great deal funnier. In fact the gaiety of nations has suffered a considerable loss.

In the late Mr. W. Chatterton Dix the world has lost a man of a class which is all too small, that is to say, a scholar and a Christian, who could write hymns of real poetry. He leaves behind him a religious poem, "Days of First Love," published by Messrs. Barclay and Fry, a very beautiful and lofty piece of work, written from the Roman Catholic point of view. When it is added that Mr. Dix was the author of those familiar hymns "Come unto Me, ye weary" and "As with gladness men of old," most readers will know how excellent is the workmanship, how pure the thought, how melodious are the words.

The *Academy* wrote, "Mr. Frankfort Moore has just made Nell Gwyn the central figure of a novel, thus following immediately in the wake of Mr. Anthony Hope," and Mr. Frankfort Moore writes to the *Academy* to point out that his novel, and not Mr. Hope's, was the first to begin its course in serial form. But if it comes to that, I wonder of how many novels Nell Gwyn has been the heroine and—this always comes to my mind as I write within bowshot of that great institution Chelsea Hospital, which owes itself to her influence—how many good women have been so useful to mankind as was this wicked one. Also a fellow-reviewer cannot but offer to the writer for the *Academy* his respectful sympathy. In these days the appearance of a story as a book is the last stage in the story's career. It has probably been published, more or less simultaneously, in half-a-dozen other places before; and of course the reviewer cannot be expected to read serials.

Sinister rumours have been afloat concerning the *Anglo-Saxon Review*; but the announcement of the contents of the forthcoming number happily disposes of those rumours, for, articles apart, the *Anglo-Saxon* is a joy for ever by reason of its binding. Moreover, the articles or stories named are of more than common promise. Lady Randolph Churchill will tell us something of hospitals and hospital ships—that, of course, she might do in one of the ordinary reviews—but Mr. Maurice Hewlett, Mr. W. H. Mallock, and Mr. John Davidson will also contribute to the number, and they are a grand trio to obtain between the same covers.

"One down and t'other up." I confess that it had seemed to me that Mr. Henley's school had exhausted their epithets in praise of Robert Louis Stevenson, but now Mr. Henley himself tells us in effect that R. A. M. Stevenson was better. "Each is a loss to us. But I think, as I sit here writing of both, that we shall get ten Lewises, or a hundred even, or ever we get a Boh." And the *Academy*, half-shocked at something which looks almost like sacrilege, confesses that Mr. Henley has a right to his opinion. Certainly no man has a better right, for none is a keener or more appreciative critic, and none knew either of the idols better or perhaps so well. But "R.A.M.S." was talker not writer, and that is of very little use to the rest of us.

Both the *Pall-Mall Gazette* and the *Academy* have recently given space to correspondence on the perennial question of misquotations. I am not being unduly paradoxical, and I am certainly in agreement with at least one practised man of letters, in expressing the view that the explanation of most of the misquotations is that they are unconscious improvements on the originals. "Welcome the coming, speed the parting guest," "Like angels' visits, few and far between," "Water, water everywhere, and not a drop to drink," "Wien

Greek meets G eek then comes the tug of war," are all misquotations. But they are all improvements too.

Books to order from the library:

- "Travels through the Alps." J. D. Forbes (W. A. B. Coolidge, Editor). (Black.)
 "Nummits and Crummits." Sarah Hewett. (Burleigh.)
 "The Rhodesians." "S'racey Chambers." (John Lane.)
 "African Nights' Entertainments." A. J. Dawson. (Heinemann.)
 "Bix." Frank Norris. (Richards.)
 "History of Bradfield College." Edited by A. F. Leach. (Frowde.)
 LOOKER-ON.

Bourne End Week

FEW aquatic pastimes are more worthy to be encouraged than that of amateur boat sailing and racing on the non-tidal Thames. In the first place the sport makes, as our illustrations show, a very pretty spectacle, and few craft that glide over and through the water are more graceful and swallow-like than the winged racing machines which skim over the reaches of the Thames. But that is not all. This racing in small sailing boats is an admirable preparation for the racing on a larger scale which may follow. It inculcates smartness in manœuvring and



W. A. Rouch.

THE CLUB-HOUSE.

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in handling, and it most certainly educates its followers in judgment of wind to a degree which is seldom reached by those whose practice has been on the salt and open water only. A hedge or a tree or an outlying building makes so much difference to the force of the breeze here and there,

that the sailor must perforce notice it, or pay the penalty of defeat. If, for example, he is beating up against a stiff breeze he must be careful not to reach too far under the shelter of the bank, else he may be hung up altogether while his more shrewd and observant rivals are enjoying the breeze outside and passing him gleefully and with ease. In like manner it has often struck the writer in watching and in reading accounts of greater yacht races, that the goddess of Fortune is often blamed for mishaps which are in no sense her fault. One reads this kind of thing: "Semiramis—the name is invented for the occasion—'had all the worst of the luck. She sailed into a flat calm, and Hesperus, fluking into a breeze, passed her at her ease.'" In a great many cases the flat calm might have been foreseen, and the fluke of breeze also, each being due to some object, or the absence of some object, at some distance to windward. There may be nothing in this theory, but at any rate it is that of a man who, having taken his early training on landlocked waters, has been counted lucky in finding his wind. As a matter of fact, he has usually found it where he expected to find it; and to him this Bourne End Week is an unmixed delight.

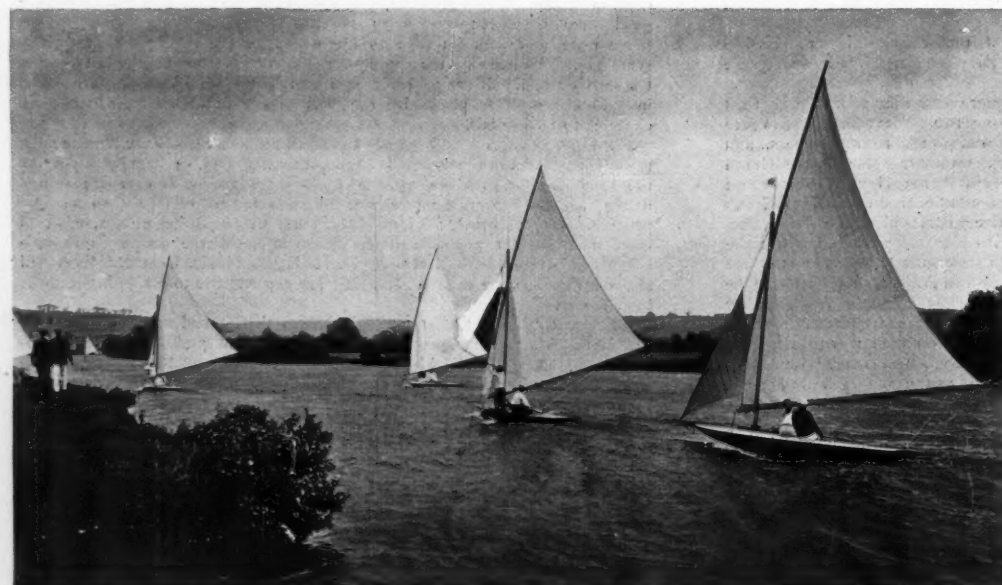
It is, in effect, a Tournament of the little yachts, Cowes in miniature. Thus on the Monday, in a light breeze, the Oxford University Sailing Club, an innovation which would have made some of the Old Blues of the seventies very angry, opened the ball. To the writer, who did not think, as the Blues used to think, that rowing was a pious duty, who was a perverse frequenter of what was called the "Smug's



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PRETTY SAILING.

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BEFORE THE WIND.

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River," and never happier than once when he and a friend alone survived shipwreck between the barges and Godstow, it was unmixed delight that the 'Varsity was represented by no less than eleven boats of 0.80 rating and over. Ulva, Mr. T. Foster Knowles's winner of the Thames Champion Cup last year, was 10min. ahead of Mr. W. H. Wheeler's Elsie, and Lottery, the joint property of Messrs. Allman and Folkard, was third. The same place was occupied by Lottery in the Trent Valley Sailing Club Race, the second of the day, in which Caprice III. (Messrs. Marsden and Jackson) was first, and Medje (Mr. C. P. Gosnell) third. On the 19th there were many races in a fresh southerly wind. First came the Henley Sailing Club second-class race, won by Mr. Skinner's Minia, Mr. M. Browne's Merrythought being second, and Messrs. Tower and Elliott's Vixen third. In this race, however, Mr. Waterlow's Atalanta II. had bad luck, being fouled and capsized by Nonne. Next came the Tamesis Sailing Club race for 0.50 raters and under, in which Mr. F. J. Young's Audrey won pretty easily. Next came the first-class long course race of the same club,



W. A. Rouch.

CAPSIZED.

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that the beccafico, or figbird, visits the fig gardens as stated in Lower's "History of Sussex." I have a large quantity of very fine trees from which we

get good crops. The moment the figs are sufficiently ripe, at that identical moment the beccafico arrives, and begins business. I tried to get a few for the late Mr. James Bateman for a great friend of his, viz., Sir Joseph Hooker, some few years back, and there was a long account of these fig trees published in the *Gardeners' Chronicle* (I believe) by Mr. Bateman. These birds, although very small mites, have long beaks, and in an incredibly short time scoop the whole of the inside of the figs out. The fruit is too numerous to bag, and so one has to employ a scarer to keep birds off.—JOHN F. INKPEN.

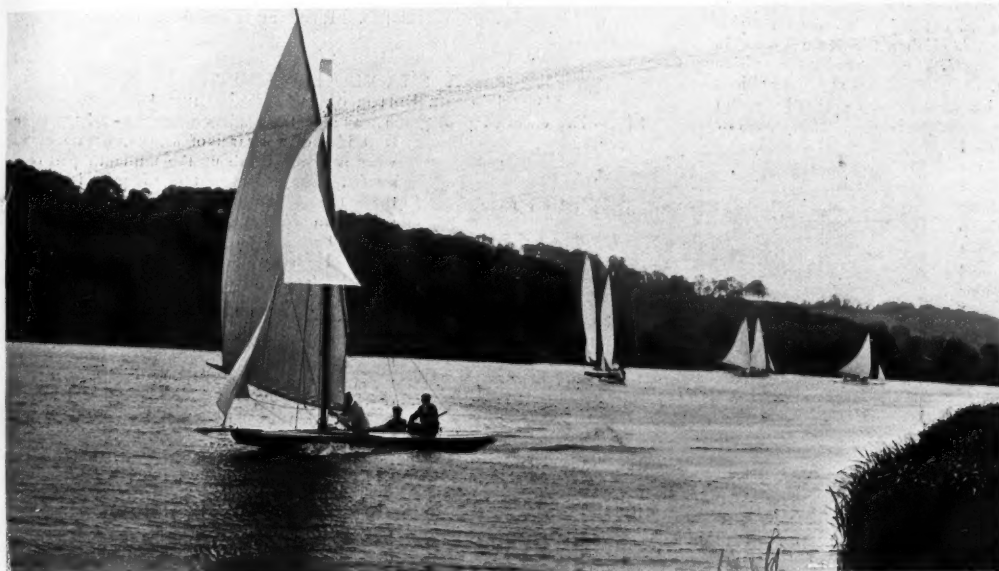
A BORDER OF WHITE PINKS.

[TO THE EDITOR.]

SIR,—I wish to make an edging of white pinks along my mixed border, and should be very pleased if you would tell me how to proceed. I was in Wiltshire lately, and in the garden of an old friend the white pink was predominant, a rather small-flowered fringed kind, not the big white bloom I have seen at the shows. I rather like this little fringed flower. Can you tell me anything about it? It is a pity that these

charming old garden flowers are so often lost sight of. They are frequently infinitely preferable to newer kinds.—M.

[It is a very pretty idea to make an edging of white pinks, and the kind you enquire about is the old fringed white, quite an old garden flower, and as pretty, we think, as any of the more modern kinds, such as Mrs. Lakin, Mrs. Sinkins, and Her Majesty, or the ordinary double white pink. It all depends



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ULVA ESTABLISHES A LEAD.

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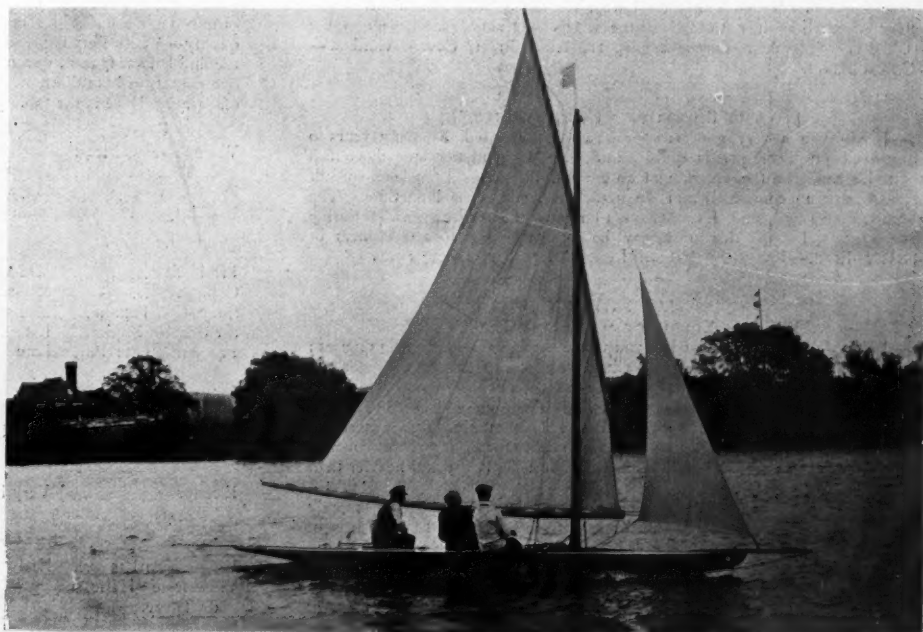
in which Ulva, although she finished first, was third to Tiger Cat (Messrs. Watney and Ricardo), Dora (Messrs. Marsden and Jackson) being second. All these three had competed in the Oxford University Sailing Club matches. Next day, in the Thames Sailing Club match, these three craft had things all their own way, Ulva winning by 7min. In the second-class race, Atalanta II. (Mr. P. H. Waterlow) won, Fleur de Lys (Mr. A. S. Cope) being second. Again, the next day, after Atalanta II. had won the second-class match, Ulva added yet another to her list of triumphs, in a light breeze this time, by carrying off the first prize in the Thames Valley Sailing Club first-class race, Mr. Waterlow's Atalanta II. being second, and Messrs. Watney and Ricardo's Tiger Cat third. Finally, the last day of the regatta, or tournament of sailing boats, or what you will, ended in a signal triumph for Ulva and her skipper, for on a day of many mishaps and capsizings, when rudders and masts were carried away, Ulva won the Queen's Cup and the championship of the regatta, or words to that effect, with almost ridiculous ease, a victory due in part to her excellent design and smartly-cut sails, but also in no small measure to the first-rate seamanship shown by her skipper.

CORRESPONDENCE

THE BECCAFICO, OR FIGBIRD.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—In your issue of June 16th a correspondent, "E. L. B.," asks if it is a fact



W. A. Rouch.

THE WINNER OF THE QUEEN'S CUP.

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upon whether you intend to buy plants or to raise them from cuttings, as this is the best season of the year for the work. Probably, however, you intend to purchase plants, which may be obtained from any good hardy plant nursery. Plant in August or early September, not later, and any ordinary good garden soil will suffice, if it is free from wireworm. You must be very careful, as so often the "top spit of a pasture" is recommended, with the result that the plants quickly succumb to wireworm, which generally infests meadow-land. We noticed lately hundreds of plants disappearing before this pest, which works terrible havoc in a short time, and nothing can be done to stop it except removing the plants and giving the soil a thorough dressing of gas-lime. Such baits as half potatoes scooped out in the centre are useful, but sometimes the wireworms prefer the pinks or carnations, as the case may be. You will be pleased with the pink as a marginal border plant. It is pleasing to look at even in winter, when its leaves have quite a glaucous tone, and then in summer one has a beautiful snowy drift of blossom. We should not confine the selection entirely to the fringed white, but choose also some of the double kinds, Mrs. Sinkins for example, which is very handsome and quite reasonable in price.—ED.]

LAYERING CARNATIONS.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—Will you through your delightful paper give me some hints on layering carnations, as to time and method, etc.? I have some plants two or three years old, and though they show signs of flowering, the roots look all rotten, or rather they look burnt up. I fancy they go like this from age, but thought I would ask you.—KIT.

[It is very difficult to account for the failure of your carnations unless we have roots for examination. Perhaps the plants are "sick" of the soil, as carnations are very apt to go off in a similar way to those described when they have been in the same position for years. If, however, you care to send a root for examination we shall be pleased to give you more advice. With regard to layering, that is quite simple, and is best carried out in July, so that the layers can get rooted by August or be put out not later than the second week in September. The object of this is to get the young plants established in the position in which they are to flower before the winter. We advise that any choice kinds be layered in the usual way for carnations, but when lifted be potted up, and kept in a cold frame during the winter. The way to layer is to first make a shallow basin round the plant, and fill it with soil composed of loam with some leaf mould and sharp silver sand. Then choose the strongest shoots and those that can be readily pegged down. Remove from the centre a few leaves, and with a sharp knife make a slanting upright cut through a joint, not however severing the shoot. Peg down carefully into the soil, and use for the purpose twiggy sticks—this fashion A—such as may be obtained from pea sticks, or strong hairpins. Then cover the pegged part with soil and give water through a fine rose watering-pot. Treat picotees in the same way. As layering must be carried out during the flowering time of the plants, take care not to damage the flower stems. Of course these stems cannot be layered; it is the unflowered shoots that must be used for this purpose.—ED.]

WEEDS ON WALKS.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—Adverting to your correspondent's enquiry in COUNTRY LIFE as to the best means for destroying weeds on paths, I have found the following to be most effectual: 1 gallon vitriol mixed with 2 gallons of water in a can, and used with a fine rose on the water-pot. Care must be exercised in watering so that none of the ingredient goes on the verge of grass, or what may be the edging, as owing to its being poisonous it will kill anything it comes in contact with. It will leave a white surface on the path, but this is easily removed by watering and sweeping. To destroy weeds on lawns, Watson's Lawn Sand is certainly the most effectual, as it not only kills the weeds but acts as a fertiliser to the grass. It is obtainable at Barr and Sons, 12, King Street, Covent Garden.—A. CHANCELLOR.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—I send you a very good remedy which I have used for many years to destroy weeds on gravel. It is quite harmless. My gardener spreads codfish salt with his hands on the weeds, and waters it a little after it has been spread. The seeds dry up completely and do not grow again for a long time. The expense is very small, and I only have to repeat the treatment twice during the summer. I hope this note may be of some use to the readers of COUNTRY LIFE.—BARONESS JOSEPH LEONINO, 7, Rue Euler, Paris.

BOWLING GREENS.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—I should be greatly obliged if you would reply to the following queries: What is the recognised length of a bowling green, and what the diameter and weight of the bowls? The old bowling greens vary much in size, and some were doubtless intended for several sets of players. I have some old bowls that have been in the family probably 100 years; these are about 4in. in diameter, and rather under 4lb. in weight. Bowls are being made now over 5in. in diameter, and proportionately heavier, but I think these must be larger and heavier than those used in bygone days.—D. L.

[We have inserted our correspondent's letter in full, instead of merely answering his questions in the column devoted to that purpose, because it is of considerable general interest. There is no regulation measurement for bowling greens, which run as a rule from 40yds. to 60yds. Less than 40yds. would be of little use. Bowls themselves vary in size and weight very much, but, says Mr. E. T. Ayres, in "The Encyclopedia of Sport," the Scottish maximum of 16½in. in circumference is rarely exceeded. There is no minimum limit. The bowls over 5in. in diameter might come within the Scottish limit, or again might not. Bowls is a very pretty and peaceful game, giving great

opportunities for the display of skill, and we should like to see it played more frequently. There are several varieties of the game, and the Scottish game has invaded England to a large extent.—ED.]

COMPENSATION BY COLOUR.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—My suspicion was aroused when I saw the two men. They were strangers. One was short, the other tall, and both well dressed. They were some way from the stile, I should say quite at the centre of the green meadow. I did not like the way in which they were pacing and standing about; and the future proved that I was not mistaken. Down came the stile, and down came a large piece of thorn hedge, and afterwards there was a gate through which great carts lumbered in day after day to the white-sleeved labourers busily engaged in digging out "foundations." Another beautiful piece of country was being spoilt! It may have been selfish, but I could not help feeling grieved. Presently heaps of white mortar were fuming from their craters of brown sand, a well being sunk, scaffolding-poles and bricks being drawn in, and the remnant of beautiful meadow grass harrowed and scarified into a raw garden of cabbage plants. Pish! but another red house-fiend was about to be born with a congenital curse of modern rapidity. I remained of this opinion while walls rose brick by brick. I took pleasure in a daily grumble at the window frames which were inset. I objected to the artificialness of the iron columns of a portico; they were pipes. I watched the felting of a roof, and scarcely allowed myself to be mollified by the warm red tiles with which it was afterwards covered, for, said I, "The square, straight shafts of those new old-fashioned chimneys are as ugly as any I have ever seen." I was impatient and rude till one day a full sunshine brought forth white blossoms from these crudities. I caught sight of them over the summits of some green trees, and when, drawing nearer. I afterwards looked through the gate, I saw that the chimney shafts had been lined white, and that the white in contrast with the warm red tiles below was very beautiful. I enjoyed this. I have never grumbled at the new house since.—NEIL WYNN WILLIAMS.

A SWARM OF LOCUSTS.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—The enclosed photograph may give the readers of COUNTRY LIFE some faint idea of a swarm of locusts, or rather of what is probably about the millionth part of a swarm. One curious part of the print is that on the left-hand side may be dimly seen a Durham militiaman waving war against the locusts, as he has not been able to get to close quarters with the Boers. He has cleared a space round him on the ground. The air is thick with locusts, but I'm afraid the photograph doesn't show these in the air, except against the dark background. After seeing one of these swarms, let alone seeing hundreds as most of us have, one no longer wonders at the newly-arrived "Tommy" who exclaimed to a pal: "Why, even the bally butterflies is all khaki out 'ere."—ROBERT WHITBREAD, Springfontein, Orange Free State.



THE BEST STRAWBERRIES.

[TO THE EDITOR OF "COUNTRY LIFE."]

SIR,—I have been much interested for some time past in the cultivation of strawberries, and any new kind, such as the recent Trafalgar, is of importance to me. I do not want any cultural notes, but I wish you would kindly give me a list of the finest varieties in their season, a small table if you would, such as you have given concerning vegetables in the excellent and beautifully-got-up book "The Century Book of Gardening." If you would do this I should be much obliged.—T. W.

[We are much interested in your question, as strawberry selection in the future will undergo, we think, considerable change. Varieties are being raised of merit for their flavour, and this is a point to which too much attention cannot be directed. So many kinds, otherwise satisfactory, are of very poor quality—little watery bags, and nothing more. You will be interested to know that the fine British Queen, queen indeed amongst the strawberries, has been used as one parent in hybridisation, so as to get its full, rich, piquant flavour into the offspring. Here is the table you ask for:

Variety.	Season.	Quality.
Vicomtesse Héricart de Thury ...	Very early ...	Small but good.
Royal Sovereign ...	Early ...	Large, of excellent flavour.
British Queen ...	Main crop ...	Well known for its delicious flavour, but unfortunately the plant does not crop very freely.
President ...	Mid-season ...	A huge and much-grown variety.
Countess ...	Mid-season ...	Excellent.
Sir Joseph Paxton ...	Mid-season ...	Excellent market strawberry.
Sir Charles Napier ...	Late mid-season ...	A very fine variety.
Frogmore Late Pine	Late ...	One of the most delicious in flavour of all strawberries.
Latest of All ...	Late ...	Excellent, but must have careful culture.
Waterloo ...	Very late ...	A very dark-coloured fruit of fine quality. Many object to it by reason of its deep almost black colour.
Eleanor ...	Very late ...	Not one of the best in flavour, but the plant crops freely.

SMALL KINDS FOR PRESERVING.

King of Scarlets ...	Early ...	Good.
Vicomtesse Héricart de Thury.		
Keen's Seedling ...	Mid-season ...	Rich, dark coloured fruit.
Grove End Scarlet (Scarlet Pine) ...	Late ...	Delicious.—ED.]

COUNTRY LIFE

THE JOURNAL FOR ALL INTERESTED IN COUNTRY LIFE AND COUNTRY PURSUITS.

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FORFARSHIRE.—To be LET, from August to February next, a first-class FURNISHED RESIDENCE and 5,600 acres of mixed shooting. The Mansion occupies a high situation commanding magnificent views, and contains several reception rooms, billiard room, over 30 bed and dressing rooms, bathroom, and offices; stabling for seventeen horses, coach-houses, laundry, men's accommodation, etc.; beautiful pleasure grounds, large kitchen garden, etc. The shooting is easily walked. Game bag (1899) comprised 1,158 partridges, 279 pheasants, besides duck, woodcock, grouse, etc. Fishing in a burn on the property.—Full particulars, Messrs. WALTON & LEE, 10, Mount Street, London, W. (12,578.)

A CAPITAL opportunity for a holiday in sunny Devon, near to Exmoor.—Shooting over 4,000 acres, fishing, and stag hunting.—To be LET, FURNISHED, for the months of August and September, a well-built modern RESIDENCE, of good size in the midst of park-like lands. Accommodation includes large FURNISHED hall, four reception and eighteen bed and dressing rooms, two bathrooms; stabling for six men's rooms, six acres of charming gardens and grounds, with the sporting, as above. Rent only 100 guineas.—Particulars and orders to view of Messrs. WALTON & LEE, 10, Mount Street, W. (15,755.)



PITCHLEY COUNTRY (in the best part of).—The above very interesting Elizabethan RESIDENCE, to be LET, FURNISHED, until 1st May, 1901, or for shorter period. It stands high in a pretty and well-timbered park, with fine avenues, and is approached by two carriage drives with lodge entrances. Six reception rooms, including billiard room, 25 bed and dressing rooms, and excellent offices; stabling for seventeen horses, men's rooms, laundry, etc.; well-matured lawns and gardens, several glasshouses. Personally inspected.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (15,572.)

NORFOLK (within easy distance of church, post and telegraph office and school, and an excellent town, and station on the G.E.R. Main Line).—A charming moderate-sized RESIDENTIAL ESTATE to be SOLD. It extends to nearly 300 acres of first-class arable, grass, and woodland, all in excellent cultivation and condition, including a comfortable old-fashioned Residence, containing three reception rooms, conservatory, w.c., eight bedrooms, and offices; stabling for five, coach-house, etc. The farm buildings are ample, and superior in character. Small pleasure grounds, productive garden, four orchards, etc. The shooting is excellent, and there is hunting. Inspected and recommended.—Messrs. WALTON & LEE, 10, Mount Street, W. (15,392.)



OVERLOOKING the lovely Vale of the Waveney.—The above highly desirable RESIDENCE, occupying a well-chosen site on an eminence, to be SOLD, with the Estate approaching an area of 500 acres. The property is heavily timbered, and affords good shooting and fishing. Close to capital golf links, and within easy reach of the Broads. Actual and estimated income of over £700 per annum.—Full details and plan at 10, Mount Street, W. (14,639.)

FOR the Ascot Week.—A comfortably FURNISHED RESIDENCE, situate within a pleasant drive of the course, and containing six bedrooms (three being fitted with double beds), and two or three servants' bedrooms; stabling for ten, large coach-house, men's accommodation in village. Admirably suited for a party driving a coach to and from the races.—Apply Messrs. WALTON & LEE, 10, Mount Street, London, W. (15,745.)



SHROPSHIRE (in a lovely district, three miles from a picturesque old town and station).—To be LET, until 25th March next, or shorter period, a well FURNISHED and very attractive RESIDENCE, as above, commanding very beautiful views. It stands in an extensive park and pleasure grounds, and contains five reception rooms, billiard room, 20 bed and dressing rooms, bathroom, and good offices. Water by gravitation, stabling for six, three cottages, etc.; lovely grounds, with tennis lawns, productive garden, glasshouses, etc. Excellent mixed shooting over nearly 1,200 acres, and exclusive trout fishing for over two miles; hunting.—Inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, W. (15,768.)



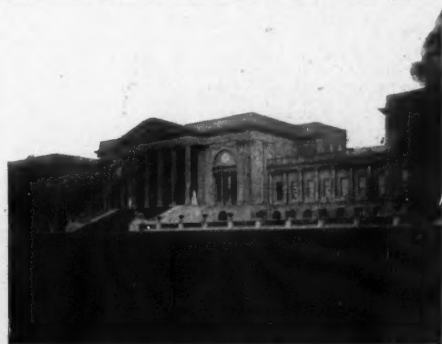
ON A NORTHERN MAIN LINE within a drive of an important junction station, about one-hour-and-a-half from London, and which is in connection with all the Northern trunk lines. To be SOLD, an unusually valuable and exceedingly desirable RESIDENTIAL and AGRICULTURAL ESTATE extending to between 2,000 and 3,000 acres of very old woods, grass and arable lands. The Mansion, as above, which possesses all the characteristics of a much larger and nobler residence, has the advantage of being only of moderate size, and capable of being worked by a reasonable staff of servants. It contains several very fine reception rooms; the bedrooms are of fair proportions, and the offices are compact and all that can be required. There is stabling for several horses, and the necessary outbuildings. The pleasure grounds and also the park are finely timbered and well laid out, and there is a lake affording fishing and boating; the sporting capabilities are undeniably of a first-class character; the Estate is renowned as a game preserve. It is exceedingly well wooded, and the district (which is in the shires) is hunted by two packs. The lands, from their formation, are capable of yielding very heavy crops. The whole (excepting the Mansion, sporting, and two farms on hand) is let to first-class tenants.—Full particulars, views, and plan of Messrs. WALTON & LEE, 10, Mount Street, W. (15,371.)



A SPORTSMAN'S PARADISE.—1,200 partridges, 800 pheasants (300 only reared), 300 hares, 17,000 rabbits on an Estate of about 2,500 acres. The above is for SALE by Private Treaty; the Estate is wholly in a ring fence, in the centre of which is a modern FAMILY RESIDENCE, as above, containing sixteen bedrooms, bathroom, four reception rooms, and the usual offices; stabling for five or more horses, coach-houses, and useful outbuildings; good garden and pleasure grounds, and eighteen cottages; hunting with three packs of hounds. Personally inspected and strongly recommended.—Full particulars of the Agents, Messrs. WALTON & LEE, 10, Mount Street, London, W. (14,786.)

WANTED to PURCHASE, within two hours of London, a nice RESIDENTIAL ESTATE, comprising a good Mansion in a picturesque park and surroundings, and capable of accommodating a medium-sized family desiring to entertain, and a few hundred acres (more or less) of land in a ring fence. The House should be within convenient distance of a railway station, church, and telegraph office, and the advertiser is prepared to pay a really good price for a suitable Estate.—Full particulars (in confidence if desired) to "Specs," c/o Messrs. WALTON & LEE, 10, Mount Street, W.

WANTED to PURCHASE, or might RENT, a moderate-sized RESIDENTIAL PROPERTY, situate within about three hours of London, and in a district where good society and fair shooting may be obtained. The Residence must stand in a dry and healthy position, and, if possible, contain about three or four reception rooms, twelve bedrooms, bathroom, and usual offices. Advertiser would, however, add to a smaller House if otherwise suitable. A moderate amount of stabling, well-matured gardens and grounds, and not less than about 20 acres of grass land are desired.—Full particulars to "Rock," c/o Messrs. WALTON & LEE, 10, Mount Street, W.



A PRINCELY ESTATE (within one-and-a-half hours of London).—For SALE, one of the best-known ESTATES in the country, comprising a celebrated Mansion, as above, in a very fine park, and 1,000 or 3,000 acres of land, all let to an old standing tenantry.—Full particulars of the Agents, Messrs. WALTON & LEE, 10, Mount Street, London, W. (6397.)

PRELIMINARY ANNOUNCEMENT.

IN the West Riding of Yorkshire, and on the borders of Notts. about three-and-a-half miles from Doncaster.—The highly important Freehold PROPERTY, known as the "Cantley Estate," comprising an area of about 4,500 acres, and including a fine old Manorial Mansion, picturesquely seated in beautifully laid out gardens and pleasure grounds, and surrounded by a splendidly wooded and undulating stretch of park land. The Estate is divided mainly into about twenty well kept farms, all with suitable homesteads, and it comprises also numerous accommodation holdings, nearly the whole of the villages of Cantley and Branton, and about 400 acres of thriving woods and plantations. The sporting attractions are of a high order. The minerals underlying the Estate are exceedingly valuable, and it is believed that the Barnsley Top Hard and other seams of coal traverse the entire property.

MESSRS. WALTON & LEE will offer the above for SALE by AUCTION on an early date, unless an acceptable offer be made meanwhile privately.—Particulars and plans are being prepared, and when ready, may be had of J. G. BEVOR, Esq., Barnby Moor, Retford; or of the Auctioneers, 10, Mount Street, London, W.



TO YACHTSMEN AND OTHERS.—Isle of Wight, on the shores of the Solent.—Unique Marine RESIDENTIAL PROPERTY for SALE, situated about a mile from Wootton Station, equidistant (three-and-a-half miles) from Cowes and Ryde, and within easy distance of Osborne House. The property occupies one of the loveliest situations in the island, with beautiful grounds sloping to the Solent, and commands exquisite and extensive views extending to Spithead, Southampton Water, and the Hampshire Coast. It comprises a picturesque and well-built Freehold Residence, as above, containing ample accommodation for a moderate-sized family; with stabling for six horses, entrance lodge, farm buildings, and exceptionally beautiful grounds, undulating lawns, tennis courts, walled fruit and vegetable gardens, orchard, and glasshouses, in all over eleven acres. It possesses an extensive frontage to the Solent, on which is a large boat-house, and private pier, off which yachts of heavy tonnage can anchor. The property possesses rare attractions for any gentleman desirous of acquiring a property affording first-class yachting facilities, and one of the best residences on the northern side of the island.—Agents, Messrs. WALTON & LEE, 10, Mount Street, London, W. (14,476.)

MESSRS. WALTON & LEE, LAND AGENTS, AUCTIONEERS & SURVEYORS,
10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

For Continuation of Advertisements see pages xii. and xiii.

ALEX. H. TURNER & CO.,
199, PICCADILLY, LONDON, W.
Telephone 2753 (Gerrard).
GUILDFORD, WEYBRIDGE, WOKING & READING.
For continuation of Advertisements see p. xiv.

SHOOTING. FOUR MILES TROUT FISHING.



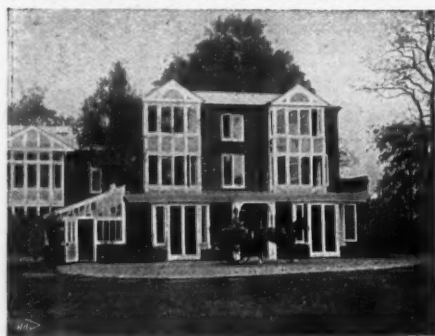
BEAUTIFUL OLD ELIZABETHAN MANSION.—and 1,500 to 2,500 acres in a most famous sporting county.—The Residence is replete with every convenience, tastefully decorated, and in perfect order throughout. About 20 bedrooms, halls, billiard saloon, and fine suite of reception rooms; ample stabling and buildings; shady old lawns, kitchen gardens, glass. Very fine shooting is afforded, there being numerous well-dispersed coverts. The land is chiefly let, and the income from the whole exceeds £2,000 per annum. A good return is shown on the moderate price that would be accepted. —Plans and full details of Messrs. ALEX. H. TURNER & Co., 199, Piccadilly, W. Highly recommended.

FOR THE SUMMER (Surrey Hills, in a superb position, over 400ft. above sea level, with grand panoramic views).—To be LET, from May, a picturesque Elizabethan RESIDENCE, surrounded by beautiful shady grounds, tennis lawns, meadows, and woodland walks. Four handsome reception rooms, billiard room, ten bedrooms, two baths; excellent stabling for four, and coachman's cottage. Photo. with, and inspected and recommended by ALEX. H. TURNER & Co., 199, Piccadilly, W.

A MOST REMARKABLE BARGAIN.

GOODWOOD DISTRICT (high, very healthy, within a drive of the sea, gravel soil).—A most attractive old-fashioned RESIDENCE, recently modernised and improved at enormous expense (£5,000 has been expended on the additions, parquetierie work and oak panelling alone), electric light, etc. Fine hall, billiard room, eleven bed and dressing rooms besides servants' rooms. Stabling for eight, farmery. Finely-timbered old grounds, lawns, rosery, kitchen garden, orchard and grass land approaching 20 acres.—Recommended by ALEX. H. TURNER & Co., 199, Piccadilly, W. (Photo.)

AN EXCEPTIONAL HOUSE AND GROUNDS.



NEAR GUILDFORD.—A charming RESIDENCE facing picturesque common, standing in beautiful old timbered grounds. Nine bed and two dressing rooms; stabling, superior cottage, glass. Absolutely perfect order. Sandy soil. Near church, village. Freehold, £4,000. Highly recommended. —Photo. and full details of Messrs. ALEX. H. TURNER & Co., 199, Piccadilly, W.

XVIII CENTURY RESIDENCE, seated in beautiful old grounds, and finely-timbered park land and woods, with productive kitchen gardens, orchard, glass, etc., approaching 120 acres, in a lovely district, on high ground, only about one hour of town. A charming old red-brick House, gabled, having modern additions, in perfect order; large oak-panelled hall, billiard room, about twelve bedrooms; ample stabling with men's rooms, two cottages; carriage drive, with lodge; farmery. Price £11,000.—Plan and full particulars of ALEX. H. TURNER & Co., 199, Piccadilly, W.



A CHOICE LITTLE PROPERTY in Hants.—For SALE.—Comprising an old-fashioned COTTAGE RESIDENCE, standing in very finely-timbered old grounds and meadows of eleven acres, well stocked gardens; stabling and gardener's cottage. Five miles from a station on main line. Price £2,500, Freehold.—Apply Messrs. ALEX. H. TURNER & Co., 199, Piccadilly, W.

ALEX. H. TURNER & CO.,
199, PICCADILLY, LONDON, W.
Telephone 2753 (Gerrard).
GUILDFORD, WEYBRIDGE, WOKING & READING.

WM. R. NICHOLAS & CO.,
43A, PALL MALL, S.W.,
AND BLAGRAVE STREET, READING.
For continuation of Advertisements, see col. on p. xxix.

BERKS. FAVOURITE DISTRICT. OLD BERKS HUNT.



FOR SALE (a bargain).—An attractive RESIDENTIAL and AGRICULTURAL ESTATE of some 335 acres, including an attractive old-fashioned brick-built House, containing nine or ten bed, bath, four reception rooms; charming old-fashioned gardens and lawn; nag stabling for five horses. On the Estate are ample farm buildings, cottages, shepherd's house, etc.—Apply NICHOLAS & Co., 43A, Pall Mall, S.W.



HANTS AND BERKS BORDERS.—An extremely picturesque Freehold PROPERTY, occupying a most delightful situation, and surrounded by park-like grounds of ten acres, within one mile of station, about four-and-a-half miles from Newbury. Eight bedrooms, bathroom, drawing room, dining room, conservatory, library; stabling for five. £2,200 only for above, or will LET, Unfurnished. (8855.)

VINE HUNT.

Between Basingstoke and Newbury, and near proposed new station.

AT A SACRIFICE.

FOR SALE, a delightful ESTATE of 56 acres (all well-timbered meadow land), or 116 acres. £8,000 only for whole; a bargain. Charming old-fashioned House, with twelve bed and dressing rooms, large square hall with fireplace, and three reception rooms; stabling for five; capital dairy buildings; richly-timbered old lawns. On the Farm are first-class House and Homestead. Inspected. (9288.)

Lovely old MANOR HOUSE. Kent and Surrey Borders.



TO BE LET, one of the most delightful old world properties within about fifty minutes of town, L.B. & S.C.R. and S.E.R. Long carriage drive, and wonderfully shady and pretty grounds; seven bed, bath, three reception, studio or billiard rooms; conservatory, fernery, orchard, and peach-houses, stabling, lawn, kitchen garden, orchard, and meadow. Rent only £80; premium for twelve years' lease. The whole in perfect order, and strongly recommended from personal inspection. (A. 1747.)

WM. R. NICHOLAS & CO.,
43A, PALL MALL, S.W.,
AND BLAGRAVE STREET, READING.

MESSRS. GIDDY & GIDDY,
4, WATERLOO PLACE, PALL MALL, S.W.
Branch Offices: Sunningdale and Maidenhead, Berks.
For continuation of Advertisements, see p. xv.



IN A FAVOURITE PART OF SURREY, (45 minutes from town).—To be SOLD, the above charming old-fashioned HOUSE, in lovely well-wooded grounds and park-like meadows. It contains four reception and eleven or twelve bedrooms, bath, etc. Capital stabling, two or three cottages, etc., the whole forming a very choice property. Gravel soil. Station one mile. —Agents, Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

COMPACT LITTLE ESTATE.

£4,500, FREEHOLD.—Kent (in a very pretty district, two miles from a station, under one-and-a-half hours from town). A compact LITTLE ESTATE of 50 acres of grass, orchard and woodland, with a capital modern Residence, containing three reception, eight bed and dressing rooms, and offices; charming grounds, glasshouses; ample stabling, outbuildings, cottage, etc.—Inspected by Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.



SUSSEX (in a beautiful district, near Pulborough and the Downs, and adjoining extensive pine woods).—The FREEHOLD for SALE of an attractive and compact RESIDENTIAL ESTATE of about 80 acres, principally grass and woodland, with splendidly-built modern RESIDENCE, erected specially for late owner's occupation, occupying a picked position, and containing large hall, three reception, and nine bedrooms, bath and offices; stabling and outbuildings; two cottages; pretty grounds; glasshouses; large orchard, etc.—Inspected and recommended by Messrs. GIDDY & GIDDY, 4, Waterloo Place, S.W.

HERTS (in the favourite district of Boxmoor, under a mile from station, in a high situation with south aspect, commanding extensive views).—The Freehold for SALE of a charming old-fashioned RESIDENCE, in excellent order, standing in finely-timbered grounds of about four acres; contains spacious hall, three reception and twelve bed and dressing rooms, two bathrooms, and good offices; stabling for five horses; prolific walled kitchen garden, glasshouse, and meadow. Price £5,500, or might be LET.—Full particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.



NORTH DEVON (in a fine bracing position, with lovely views of Dartmoor, Exmoor, and the Cornish Hills).—The above modern COUNTRY HOUSE, 700ft. above sea level, to be LET, for eight or nine weeks, from the end of July, with or without shooting over 5,000 acres. Large hall, five reception rooms, seventeen bed and dressing rooms, two bathrooms; commodious stabling; extensive and well-wooded grounds and park. There is trout fishing for two miles.—Inspected and recommended by the Agents, Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

GIDDY & GIDDY'S LIST OF ESTATES, SPORTING PROPERTIES AND COUNTRY HOUSES (one of the largest published), in all the favourite districts of England and Wales, to be SOLD or LET, a large proportion of which have been personally inspected, may be had by post for six stamps.—Offices, 4, Waterloo Place, Pall Mall, S.W.; Sunningdale and Maidenhead, Berks.

MESSRS. GIDDY & GIDDY,
LAND AND ESTATE AGENTS,
4, WATERLOO PLACE, PALL MALL, S.W.

Telegrams: "Galleries, London."

KNIGHT, FRANK AND RUTLEY.

Telephone 1942 Gerrard.

6,000 ACRES SHOOTING. 450 ACRES COVERTS.

NORFOLK.—Extensive SHOOTING to LET, over a well-known estate. Game bag: Pheasants, 2,507; partridges, 1,900. Or the RESIDENCE, containing about 30 bedrooms, would be LET, furnished, with the shooting.—Rent on application to the Agents, Messrs. KNIGHT, FRANK & RUTLEY, as below.



2,000 ACRES OF SHOOTING; TUDOR MANSION.

TO BE LET. Furnished, for one year or more, the above well-built stone MANSION, within easy reach of York City, and one-and-a-half and two miles from two main line stations on the G.N.R., together with the shooting over 2,000 acres, of which about 200 acres are covert. The Mansion stands on sandy soil, and is seated in a park of 110 acres. Billiard room, double entrance hall with gallery, dining and drawing rooms, library, gun room, study, 25 bed and dressing rooms, and offices. Stabling for sixteen. Entrance lodge, and coachman's cottage. Modern sanitation. Plentiful water supply. Lovely old gardens and grounds. Fishing in the Ouse.—Inspected by Messrs. KNIGHT, FRANK & RUTLEY, as below.

400 ACRES. MANOR HOUSE. PRICE £10,500.

TO BE SOLD. a Freehold RESIDENTIAL and SPORTING ESTATE of 400 acres, with an old Manor House of Norman architecture, containing two reception and twelve bedrooms; stabling for six, farm-house, farm buildings and three cottages. Good shooting. About one and-a-quarter miles of exclusive fishing in the Thames. Hunting with several packs. Pleasure grounds of eight acres.—Messrs. KNIGHT, FRANK and RUTLEY, as below.



HEREFORDSHIRE. SIX GUINEAS PER WEEK.

FURNISHED VICARAGE (station ten minutes).—To LET, August and September. Four reception, seven bed and dressing rooms, bathroom; stabling; tennis and croquet lawns.—KNIGHT, FRANK & RUTLEY, as below. (81.)

IN THE BICESTER COUNTRY.

TO BE SOLD or LET. Furnished or Unfurnished, an old-fashioned RESIDENCE, situated on high ground in a bracing position. Accommodation: drawing room, 22ft. 6in. by 18ft. 10in.; dining room, 19ft. by 18ft.; morning room, 19ft. by 15ft.; study, 12ft. by 12ft.; thirteen bed and dressing rooms, bathroom; stabling for eleven. Price £6,000.

ONE HOUR of town. 12 guineas per week, including horse and carriage. Shooting over 220 acres. Cricket ground.—To be LET, at once, well FURNISHED HOUSE, containing three reception, eight bed and dressing rooms, bathroom, etc.; stabling for three.—Messrs. KNIGHT, FRANK & RUTLEY, as below; or Messrs. SIMMONS & SONS, Basingstoke.



50 Minutes of the City on a Main Line.

The most picturesque Residence in the Southern Counties. In perfect order throughout. Electric Light installed.

THE whole Estate is in perfect order, the House is luxuriously furnished, electric light is installed throughout, and there is every modern convenience. It is within one mile of a station, close to village, church, etc. It is approached by a carriage drive with lodge entrance, and contains handsome drawing room, 36ft. by 20ft.; music room, 30ft. by 19ft.; picture gallery, dining room, 30ft. by 17ft. 6in.; smoking room, boudoir, fine conservatory, cheerful library, first-rate domestic offices, and about seventeen bed and dressing rooms. The gardens and grounds are exceptionally beautiful. Rockery, ancient gateway, pavilion. Trout stream runs through the Estate. Stabling for eleven. The whole Estate extends to 524a. 3r. 26p., or the Mansion would be sold with 164a. 3r. 34p., and might be LET, furnished. Photos. and plans.—Messrs. KNIGHT, FRANK and RUTLEY, as below. (44.)

ASCOT WEEK.

ASCOT (station and grand stand one-and-a-half miles; high ground).—Well FURNISHED RESIDENCE, standing in extensive gardens. Three reception, eleven bed and dressing rooms, bathroom; stabling; hot and cold water; excellent drainage. 100 guineas, Ascot week.—Messrs. KNIGHT, FRANK and RUTLEY, as below. (44.)

ASCOT (station half-a-mile).—Attractive RESIDENCE, standing in beautiful timbered grounds. Three reception, billiard room, 21 bed and dressing rooms, bathroom; complete domestic offices; stabling for six. Three tennis courts, ornamental water, etc. Private entrance to the course from grounds. Rent, for the week, 350 guineas; which includes cottage adjoining, containing five best bedrooms and servants' accommodation.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (48.)

ASCOT (station one-and-a-half miles).—Furnished RESIDENCE, with tastefully laid out grounds of six acres. South aspect; three reception, sixteen bed and dressing rooms; stabling for eight. Rent, Ascot week, 120 guineas.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (139.)

ASCOT (near station).—Picturesque RESIDENCE, beautifully situated in a park. Three reception, billiard room, nineteen bed and dressing rooms, two bathrooms; stabling for seven. Rent, Ascot week, 200 guineas, or offer.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (144.)

ASCOT (station one-and-a-half miles).—Picturesque FURNISHED RESIDENCE. Entrance and inner halls, three reception rooms, conservatory, twelve bed and dressing rooms, bathroom; stabling for six. Gardens and grounds of 24 acres. Additional stabling obtainable. Rent, Ascot week, 90 guineas.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (11.)

ASCOT (station one-and-a-half miles).—Substantially built and perfectly fitted MANSION, occupying a beautiful position, well secluded in grounds of about 35 acres. Three reception, billiard room, 27 bed and dressing rooms, three bathrooms; stabling for eleven. Rent, Ascot week, 350 guineas.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (149.)

ASCOT (station one mile).—Picturesque RESIDENCE, within driving distance of Ascot. Three reception rooms, billiard room, 15 bed and dressing rooms, bathroom; stabling for nine. Rent 100 guineas, Ascot week.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (132.)



Forty-five Minutes of Town.

50 Acres. Billiard room, fifteen bed and dressing rooms.

Stabling for six. Lodge, gardener's and coachman's cottages.

TO BE SOLD or LET. Furnished, the above RESIDENCE, approached by a carriage drive with lodge at entrance. Accommodation: conservatory, porch, square hall, with gallery staircase, drawing room, 32ft. by 20ft.; dining room, about 21ft. 6in. by 15ft.; morning room, music room, 24ft. by 18ft.; billiard room, smoking room, lavatory, w.c., and complete offices, seven best bedrooms, two dressing rooms, two bathrooms, day and night nurseries, and four servants' bedrooms. Drainage in perfect order. Stabling for six, coachman's cottage. Beautiful pleasure grounds, Italian garden, with fountain and conservatory, opening to vineyard, fernery, rosery, gardener's cottage, farmery, pasture and fruit gardens, in all about 50 acres.—Photos. at offices of Messrs. KNIGHT, FRANK & RUTLEY, as below.



335 Acres. Eleven Bed and Dressing Rooms. Six Cottages. Price £7,625.

NEAR OXFORD.—To be SOLD, an ESTATE of nearly 335 acres, with the above RESIDENCE, containing four reception rooms, and eleven bed and dressing rooms.—Particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below.

1,500 ACRE ESTATE, ONE HOUR OF BIRMINGHAM.

TO BE SOLD a RESIDENTIAL ESTATE, with a picturesque Residence, well built and containing four reception billiard, and 22 bed and dressing rooms. First-rate stabling. Good sporting.—Messrs. KNIGHT, FRANK & RUTLEY, as below.

HERTS. (within an hour of town and one mile of station).—To be LET, Unfurnished. Rent £140. An attractive COUNTRY RESIDENCE, standing high on gravel soil, containing three reception and nine bedrooms, bathroom (h. & c.). Grounds and paddocks of eight acres; stabling for three.—Personally inspected and recommended.—Agents, Messrs. KNIGHT, FRANK & RUTLEY, as below.

£18 AN ACRE.—Good SPORTING ESTATE in Suffolk to be SOLD; 882 acres; seventeen bed and dressing rooms.—Messrs. KNIGHT, FRANK & RUTLEY, as below.

MESSRS. KNIGHT, FRANK & RUTLEY'S
CONDUIT STREET AUCTION GALLERIES

Are Open Daily to receive
Furniture, Pictures, Jewels, Plate, Sculpture, Bronzes, Coins, Medals, Musical Instruments, Old Lace, China, Guns and Miscellaneous Property

INTENDED FOR PUBLIC SALE.

By Order of Executors, Private Owners, and others.
When required, Sales of contents of Residences, Trade and Agricultural Stocks, etc., are held on Owners' premises.



ONE OF THE AUCTION GALLERIES.

AT THE CONDUIT STREET AUCTION GALLERIES.

On Friday next, June 8th.

JEWELLERY.

Gold and Silver Watches, Silver, etc.

On June, 15th,

FURNITURE.

The remaining contents of a Country Mansion without reserve.



By AUCTION on July 3rd next.

One hour of London or Southampton.

THE compact RESIDENTIAL ESTATE, known as "Goldings," Basingstoke, comprising the above old-fashioned Residence (four reception and twelve bed and dressing rooms); stabling for five, walled-in kitchen garden, cottage, and about 20 acres of well-timbered park land with wood and rookery, and including a smaller Residence. Messrs.

KNIGHT, FRANK & RUTLEY, in conjunction with Messrs. SIMMONS & SONS are instructed to offer the above by AUCTION, on Tuesday, July 3rd, at the Mart, E.C.—Particulars of Messrs. LAMB, BROOKS, SHERWOOD & BULLOCK, Solicitors, Basingstoke; of Messrs. KNIGHT, FRANK & RUTLEY, 9, Conduit Street, London, W.; or of Messrs. SIMMONS & SONS, Basingstoke, Reading, and Henley-on-Thames.

By AUCTION on July 3rd next.

IN THE CENTRE OF THE BLACKMORE VALE

Hunting Box or Pleasure Farm.

A FREEHOLD RESIDENTIAL PROPERTY of over 30 acres, known as "Horwood Well House," one mile from the station and market town of Wincanton, comprising a comfortable Residence, containing two reception rooms, three good bedrooms, dressing and bathrooms, kitchen and offices; stabling for seven horses; dairy and farm buildings; pleasure grounds, kitchen garden, pasture and meadow land. Adjacent to the House is a well-known mineral spring. Messrs.

KNIGHT, FRANK & RUTLEY are instructed to offer the above for SALE by Auction, on Tuesday, July 3rd, at the Mart, E.C.—Particulars of the Auctioneers, 9, Conduit Street, London, W.

VALUATIONS

Prepared for ESTATE DUTY, etc.



SUSSEX (close to Goodwood).—The above old-fashioned FAMILY RESIDENCE, seated in a well-timbered park of 93 acres, with extensive views. Accommodation: five reception rooms, conservatory, sixteen bed and dressing rooms; stabling for seven. Large shady and beautifully-wooded flower garden, lawns, etc. Gravel soil. Rent 20 guineas per week. (96.)

Head Office: 9, CONDUIT STREET, LONDON, W. Country Office: Tattenham Park, Tadworth, Surrey.

For Continuation of Estate Advertisements, see page xvi.

CHAMPION & BUSBY,
AUCTIONEERS, VALUERS & ESTATE AGENTS,
27, CHARLES STREET, ST. JAMES'S, S.W.
Branch Offices at Reading and Henley-on-Thames.

For remainder of Advertisements, see p. xvii.



ON THE BORDERS OF ESSEX AND SUFFOLK.
FOR SALE, the Freehold of an exceptionally attractive COUNTRY RESIDENCE, delightfully situated in a high position, and standing in beautifully laid-out grounds of thirteen acres, consisting of miniature park, etc. Up to nearly 200 acres of pasture land could be purchased. It has fourteen bed and dressing rooms, three reception rooms, billiard room, and two lodges at entrance to carriage drives. Stabling for eight horses; good accommodation for groom.—Full particulars of Messrs. CHAMPION & BUSBY, who have personally inspected and highly recommend. (C. U. 6294.)

WITHIN A FEW MINUTES OF EPPING FOREST.
A THOROUGHLY substantial Freehold RESIDENCE, containing spacious hall, drawing room, 23ft. by 15ft.; dining room, 17ft. by 13ft.; parquet flooring, morning room, 17ft. by 13ft.; above, on two floors, are eleven or twelve good bedrooms, bathroom, lavatory, etc.; complete domestic offices. The grounds comprise full-size tennis lawn, also kitchen and flower gardens. The House is modern, and contains all the latest modern sanitary improvements, tiled hearths, electric bells, etc.—Particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6461.)



GLOUCESTERSHIRE (close to the fashionable town of Cheltenham).—A very desirable Freehold RESIDENCE to be SOLD at a low figure. It is approached by a carriage drive, and contains a large hall, four fine and lofty reception rooms, eight bed and dressing rooms, and usual domestic offices; two staircases. The grounds of about three acres, comprise prettily laid-out flower garden, kitchen garden, tennis lawn, etc.; two greenhouses and conservatory, communicating with House; stabling for three horses, double coach-house, with man's room over. Sanitary arrangements very good indeed, excellent water supply; gas laid on. Hunting with several packs. Close to church, post and telegraph office; also good golf links near.—Particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6455.)

KENT (near Faversham).—To be LET Unfurnished, an excellent FAMILY RESIDENCE, standing in its own grounds of about six acres, which include a double walled-in kitchen garden, orchard, flower garden, greenhouse and grapeery, some pasture. The accommodation comprises an entrance hall, 33ft. by 21ft.; large double drawing room, commodious dining room and library, with thirteen or fourteen good bed and dressing rooms, and complete domestic offices. Stabling for six horses, double coach-house, together with three cottages. Rent £180 per annum.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (Fol. 6464.)



HERTS (with a good train service to town).—To be SOLD an old-fashioned RESIDENCE, situate in a bracing position, in grounds of six acres, comprising shady pleasure grounds, prolific kitchen garden well stocked with fruit trees, two meadows, and orchard. The House, which is newly decorated and in thorough repair, contains three reception rooms, seven bedrooms, bath, and dressing rooms, servants' hall, dairy, and the usual offices. Laundry adjoining House. The outbuildings comprise stabling accommodation for five horses, cow-houses, pigeries, farm-yard, etc. Good water supply. Sanitary arrangements new and in perfect order. Golf links near.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6456.)

CHAMPION & BUSBY,
AUCTIONEERS, VALUERS & ESTATE AGENTS,
27, CHARLES STREET, ST. JAMES'S, S.W.
Branch Offices at Reading and Henley-on-Thames

MR. ERNEST PENNINGTON, F.A.I.,
LAND AGENT & SURVEYOR.
Railway Stations, RICHMOND, STRAWBERRY HILL & MORTLAKE.
Telephone Nos. 5, 106 & 112. ILLUSTRATED REGISTER Free.



BANKS OF THE THAMES.—"Weir House," Teddington, charming RESIDENTIAL PROPERTY, having thirteen bed and dressing rooms, bath, three reception rooms, panelled hall, and complete offices; magnificent stabling for twelve horses, large coach-houses, coachman's and gardeners' cottages; beautiful lawn to river's edge, fruit and flower garden, etc., over four acres. For SALE by AUCTION, on June 10th prox., at the Mart, E.C., unless previously disposed of privately.—Auctioneer, Mr. PENNINGTON, as above. (U. 2860.)

KINGSTON HILL.—Beautiful RESIDENTIAL ESTATE in high and healthy situation, with beautiful views, to be SOLD Freehold, £30,000. The Mansion comprises some 24 bed and dressing rooms, handsome suite of five reception rooms, with panelled hall and complete domestic offices. Well-fitted stabling for eight or nine horses, and rooms for men over. Entrance lodge, greenhouse, glasshouses, etc. Beautifully-timbered and undulating grounds of over 40 acres.—Agent, Mr. PENNINGTON, as above. (U. 1591.)

KINGSTON HILL (on the borders of Richmond Park).—To be LET in this magnificent position, on the crown of the hill, with unrivalled views, handsome Detached HOUSE, with charming grounds of about one-and-a-half acres, and excellent stabling for four or five horses. Has nine bed and dressing rooms, bath, three reception rooms, billiard room, 30ft. by 25ft., and adequate offices on the ground floor.—Recommended by Mr. PENNINGTON, as above. (U. 1635.)



BANKS OF THE THAMES.—Picturesque RESIDENCE, approached by a carriage drive; three-quarters of a mile from a station, and within twenty miles of London, for SALE. Has seven bedrooms, three reception rooms, dairy, offices, etc. Also HOMESTEAD, with six rooms and gardener's cottage, and excellent stabling for eight horses. The land extends to 80 acres; is wholly laid down in grass; has about two-and-a-half miles of river frontage, with fishing and boating. Land can be let off if desired.—Agent, Mr. PENNINGTON, as above. (U. 786.)

STRAWBERRY HILL.—Pretty red-brick Freehold detached RESIDENCE, standing in well-laid-out grounds of about one acre, with lawn, kitchen garden, shrubbery, etc., for SALE; price only £2,000 Freehold. Has been recently re-decorated and re-drained, and contains seven bed and dressing rooms, bath and three reception rooms, and offices on the ground floor. Station three minutes' walk.—Apply to Mr. PENNINGTON, as above. (U. 2876.)

RICHMOND HILL (grandly situated, facing the famous river).—To be LET, a well-appointed RESIDENCE, with seven rooms, bath, three reception rooms, excellent offices and nice garden. Close to park gates and convenient for rail and river.—Agent, Mr. PENNINGTON, as above. (U. 160.)



PUTNEY.—In an entirely rural position on high ground, close to station, and with beautiful grounds of one acre, the above charming RESIDENCE, with its ten bed and dressing rooms, three reception rooms, stabling, etc. The property is in perfect condition, and will be SOLD, with possession, for £3,200 Leasehold, or let at £175 on Lease.—Mr. PENNINGTON, as above. (U. 1572.)

FURNISHED HOUSES—BOATING, GOLFING, CYCLING, for Thames Valley Residences, apply to
MR. ERNEST PENNINGTON, F.A.I.,
LAND AGENT.
RICHMOND, SURREY.

MR. F. PERKS,
LAND AGENT AND SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.
For remainder of Advertisements, see col. on p. ix.

NOTICE OF SALE.

"DEAN HOUSE," Kilmeston, Hants.—Mr. F. PERKS begs to announce that he has SOLD this fine old family MANSION and heavily-timbered park lands by private treaty.

SUSSEX (One mile from Wadhurst Station and five miles from Tunbridge Wells).—Mr. F. PERKS will offer for SALE by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Thursday, May 31st, 1900, at two o'clock, the Freehold RESIDENTIAL PROPERTY, known as "Buckhurst Manor," Wadhurst, comprising an area of about 96 acres. The Residence stands 450 ft. above sea level, with splendid views, and contains large entrance hall, four reception, ten bedrooms, fitted bathroom, etc. The pleasure grounds are well planted and inexpensive, and there are a picturesque farm-house (let off with some of the land), two cottages and excellent outbuildings.—Particulars, plans and conditions of sale can be obtained of T. G. BULLEN, Esq., Solicitor, 69, Cheapside, E.C., and with cards to view at the Auctioneer's offices, 13, Waterloo Place, London, S.W.



WORCESTERSHIRE (one mile from a station in the most favourite part of the country noted for its picturesque scenery).—A most delightful Freehold RESIDENTIAL ESTATE, to be SOLD at a very low price, including the handsome timber, and comprising nearly 400 acres; or the Mansion (a view of which is given above) would be sold with less land. The Residence stands on very high ground, commanding most beautiful views, and is approached by two long carriage drives, with lodges. The accommodation includes large outer and inner halls, four elegant reception rooms, billiard room, twenty bedrooms, etc. There are excellent stables for twelve horses, walled kitchen garden, glasshouses, cottages, and very choice pleasure grounds and undulating park with lake; also superior farm-house and buildings, and picturesque woodlands.—Mr. F. PERKS, 13, Waterloo Place, London, S.W.



SURREY (one mile from station, on very high ground in a choice residential district, with good society, and amidst highly picturesque scenery).—The above beautifully fitted and decorated HOUSE to be SOLD, with thickly-timbered grounds, and meadows of twenty acres. It is approached by a carriage drive, with lodge, commands very grand views, and contains three reception, billiard, twelve bedrooms, bath, conservatory, etc. There are stables for four horses, very pretty but inexpensive pleasure grounds, and every possible convenience.—Mr. F. PERKS, 13, Waterloo Place, London, S.W.



UNDER AN HOUR SOUTH OF LONDON, in a notably picturesque and very favourite residential locality.—The above Freehold MANSION to be SOLD, standing over 500ft. above sea level, on gravel, and commanding magnificent views, being surrounded by exquisite pleasure grounds and finely-timbered park lands and woodlands. The accommodation includes two spacious halls, billiard, four reception, twenty bedrooms, etc. There are ample stables, glasshouses, cottages, lodges, etc.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

HERTS, (under an hour from London).—A very attractive Freehold RESIDENTIAL PROPERTY of 26 acres to be SOLD; a bargain. The House stands on high ground, is approached by an avenue carriage drive, with double lodge at entrance, and contains three reception, nine bedrooms, fitted bath, etc. There are inexpensive grounds, stabling, vinery, etc. Price only 4,500 guineas, or near offer.—Mr. F. PERKS, 13, Waterloo Place, London, S.W.

MR. F. PERKS,
LAND AGENT AND SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.

TELEPHONE NO.
1938 GERRARD.

OSBORN & MERCER,

ALBEMARLE HOUSE, 28b, ALBEMARLE STREET, W.

TELEGRAPHIC ADDRESS—
"OVERBID" LONDON.

WANTED to purchase in a district affording good society, and where hunting can be had at least four days a week (preference for Blackmore Vale or Dorsetshire Packs, Heythrop, V.W.H., or Duke of Beaufort's) a moderate-sized RESIDENCE (old-fashioned for choice) with up to 1,000 acres of land. Advertiser is quite prepared to restore an old house.—Particulars and price, which will be treated in confidence, if desired, to "B.V." c/o Messrs. OSBORN & MERCER, Albemarle House, 28b, Albemarle Street, London, W.

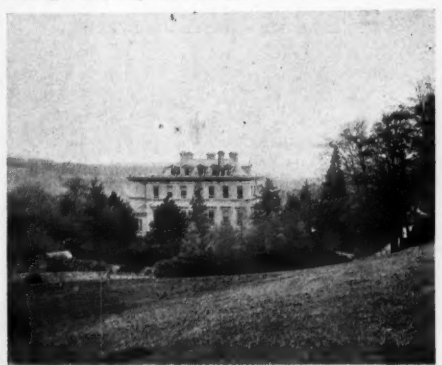
BURY'S HALL (near Swaffham, Norfolk).—A valuable Freehold RESIDENTIAL and AGRICULTURAL PROPERTY, comprising a genuine old Manor House of eight bed and dressing rooms, substantial farm buildings, and 382 acres of land, in a ring fence; also an enclosure of capital pastoral land. Messrs.

OSBORN & MERCER have received instructions to offer the above for SALE by AUCTION, in two lots, at the Mart, Tokenhouse Yard, E.C., on Thursday, 14th June, 1900, at TWO o'clock.—Particulars and conditions of sale may be obtained of Messrs. COPEMAN & CADOGAN, Solicitors, London, near, Norwich, and with orders to view of the Auctioneers, 28b, Albemarle Street, London, W.

THE GRANGE (Cotes).—A superior MARINE RESIDENCE, occupying a beautiful position commanding grand views, and approached by a carriage drive. It is surrounded by inexpensive well-shrubbed grounds, large productive kitchen garden; substantial stabling for two horses, carriage-house, paddock, etc. In all about three acres. Messrs.

OSBORN & MERCER will offer the above for SALE by AUCTION, at the Mart, Tokenhouse Yard, E.C., on 26th June next, at TWO o'clock.—Particulars and conditions of sale may be obtained of Messrs. DAMANT & SONS, Solicitors, Cotes, Isle of Wight, and with orders to view of the Auctioneers, 28b, Albemarle Street, London, W.

GLOUCESTERSHIRE (three miles from Stow-on-the-Wold, and eight miles from Chipping Junction).—The important Freehold PROPERTY, distinguished as "Eynford Park," occupying a charming situation on the southern slopes of the Cotswold Hills. It comprises an imposing Family Mansion, delightfully placed, 600ft. above sea level, with grand panoramic views, approached by long drive with lodge, and surrounded by attractive grounds, fruit and kitchen gardens, splendidly-wooded park, in the valley of which is a large lake; substantial stabling for ten horses, coachman's and gardener's cottages, etc. On the Estate is a smaller Residence known as "Rockcliffe," containing thirteen bed and dressing rooms; three sets of substantial farm buildings; thriving woods and plantations; the whole covering an area of 624 acres, lying very compactly together and forming a Residential Property of exceptional attractions. Hunting with three packs. Messrs.



OSBORN & MERCER will offer the above for SALE by AUCTION, at the Mart, Tokenhouse Yard, Bank of England, E.C., on Tuesday, the 10th July, 1900, at TWO o'clock precisely.—Particulars with views, plan and conditions of sale, may be obtained of Messrs. WRIGLEY, CLAYDON & TRISTRAM, Solicitors, 11, Clegg Street, Oldham, and together with orders to view of the Auctioneers, at their offices, 28b, Albemarle Street, London, W.



DEVON (one-and-a-half miles from a station, and seven miles from both Plymouth and Ivybridge, with panoramic view of Dartmoor, and 300ft. above the sea).—To be LET, Furnished, the above excellent FAMILY MANSION, together with 840 acres of shooting. House stands in eighteen acres of gardens and grass land, and contains four reception, billiard, 21 bed and dressing rooms. The stabling is for seven horses.—Agents, Messrs. OSBORN & MERCER, 28b, Albemarle Street, London, W. (5565.)

SHROPSHIRE (two miles from town and station).—To be LET for any term not exceeding six months, a comfortably furnished RESIDENCE, standing high on gravel soil, with modern sanitation and ample water supply. It commands fine views, is surrounded by well-timbered land and grounds, and contains four reception, fifteen to eighteen bed and dressing rooms, good offices. The stabling is for ten or eleven horses. Trout and grayling, also good coarse fishing and rabbit shooting.—Orders to view of Messrs. OSBORN & MERCER, 28b, Albemarle Street, London, W. Personally inspected. (S. 953.)

FOR THE SUMMER MONTHS.

MESSRS. OSBORN & MERCER will be pleased to forward their REGISTER of RIVERSIDE and COUNTRY RESIDENCES to be LET, on application.



SUMMER MONTHS (In a beautiful position about two hours from town).—The above first-class FAMILY MANSION, standing in a deer park, to be LET for the Summer and early Autumn months. It contains four reception, 22 bed and dressing rooms; stabling for eleven horses. Pretty gardens and grounds.—Full particulars and terms of Messrs. OSBORN and MERCER, 28b, Albemarle Street, London, W. (S. 1888.)

HERTS (only half-an-hour by a splendid service of express trains from town).—To be LET, for the summer or longer, a beautiful old MANOR HOUSE, seated in lovely gardens and park land, the whole embracing an area of about fifty acres; the Residence is handsomely and fully furnished, and contains five reception, billiard, and fifteen bedrooms, good domestic offices; gas and water laid on; drainage just thoroughly done; stabling for five; picturesque, grandly-timbered grounds; large walled kitchen garden, numerous glasshouses, all in perfect order.—Full particulars as to rent, etc., of Messrs. OSBORN and MERCER, who have personally inspected and can thoroughly recommend the property.—Offices, 28b, Albemarle Street, London, W. (S. 332.)



SUMMER MONTHS (Herts; 45 minutes from town).—The above charming RESIDENCE to be LET from mid-July for about ten weeks; four reception, billiard, fifteen bed and dressing rooms.—Full particulars of Messrs. OSBORN and MERCER, 28b, Albemarle Street, London, W. (S. 330.)

DEVON.—In a beautiful situation, two miles from a junction on a main line, and within easy reach of Exeter. To be SOLD, an exceedingly attractive little Freehold Property, comprising a superior Family RESIDENCE, which contains four reception, seventeen bed and dressing rooms, and stands high on gravel soil, commanding charming views, together with substantial stabling, capital stone-built model farm, well matured and extremely pretty grounds, nicely-timbered grass land, sloping to a river, which affords good boating and trout fishing, about twenty-eight acres in all.—Full details on application to Messrs. OSBORN & MERCER, Estate Agents, 28b, Albemarle Street, London, W. Personally inspected. (2471.)



SOUTH DEVON, in a good hunting district and near a fine yachting harbour, two miles from a seaside resort, where there are excellent facilities for golf, cricket, tennis, and bathing, and five hours from the metropolis.—To be LET, handsomely and completely furnished, the above first-class FAMILY MANSION occupying a charming position 300ft. above sea level, commanding magnificent land and sea views. Lighted throughout by electricity, has modern drainage, and is telephonically connected with trunk lines. The accommodation consists of a suite of spacious reception rooms, including billiard and magnificent ballroom. Over 30 bed and dressing rooms, three bathrooms, and well-arranged domestic offices. Excellent stabling for sixteen horses. The gardens and grounds are of an exceptionally attractive character, and the whole place suitable for the occupation of a family of distinction. Included in a tenancy would be the right of shooting over the property of some 700 acres. Good society in the immediate neighbourhood.—Full particulars can be had of Messrs. FORD, HARRIS & FORD, Solicitors, Exeter; and of Messrs. OSBORN & MERCER, 28b, Albemarle Street, London, W. Personally inspected and recommended. (5424.)

MIDLAND COUNTIES.—To be SOLD, a small but compact Freehold PROPERTY of about 46 acres, having thereon an attractive and thoroughly well-built Residence, fitted with electric light, containing four reception, billiard and fourteen bed and dressing rooms. Excellent stabling accommodation for several horses. The grounds are finely timbered, and include a picturesque sheet of ornamental water.—Further particulars of the Sole Agents, Messrs. OSBORN & MERCER, 28b, Albemarle Street, London, W.

SOMERSET (in a good social district, within easy distance of a first-class town and station).—To be SOLD, a charming little PROPERTY of seven-and-a-half acres, comprising a comfortable and well-fitted House of eleven bed and dressing rooms; on gravelly soil, with small pleasure grounds, kitchen garden, glasshouses, stabling for three horses. Farmery, three cottages, and pasture land.—Further particulars of Messrs. OSBORN & MERCER, 28b, Albemarle Street, London, W. (3252.)



NORFOLK (in a favourite part, with excellent sporting facilities).—To be SOLD, at a moderate figure, a charming ESTATE of over 1,000 acres in extent, lying for the most part in a ring fence, and having thereon a well-arranged and substantially built FAMILY RESIDENCE, occupying a high situation, in nicely-timbered grounds, an attractive feature in the latter being some ornamental water. There are several excellent farms with capital homesteads, cottages, etc., the whole let to responsible tenants. Land tax redeemed.—Photos, plans, and full particulars on application to the Sole Agents, Messrs. OSBORN and MERCER, 28b, Albemarle Street, London, W. (2242.)

YORKSHIRE.—An important RESIDENTIAL and SPORTING ESTATE, approaching 3,000 acres (including an excellent grouse moor), with a rent roll of over £3,000 a year, to be SOLD. The spacious Family Mansion occupies a beautiful site in a well-wooded park; charming old grounds; extensive stabling. Fishing obtainable.—All details of Messrs. OSBORN and MERCER, 28b, Albemarle Street, London, W. (3269.)



5,000 ACRES shooting, some fishing, golf, and hunting with the Shropshire and Wheatland Hounds.—To be LET, Furnished for a term, the above first-class Mansion, newly decorated and redeigned, and lit by electricity.—Personally inspected by Messrs. OSBORN & MERCER, 28b, Albemarle Street, London, W. (5548.)

ONE of the finest RESIDENTIAL PROPERTIES in the Midland Counties for SALE.—The superior Mansion occupies a beautiful position enveloped by grandly-timbered grounds and a magnificent park. First-class hunting; good shooting. Large rent roll.—Full particulars of the Agents, Messrs. OSBORN & MERCER, 28b, Albemarle Street, London, W.



SURREY (about an hour from town).—To be LET for not less than four or more than six months, from the 1st June, either with or without the shooting over 1,300 acres, the above excellent, comfortably furnished FAMILY MANSION, surrounded by park-like lands and well-timbered grounds. It contains four reception rooms, 21 bed and dressing rooms; stabling for six or more horses.—Agents, Messrs. OSBORN and MERCER, 28b, Albemarle Street, London, W. Personally inspected. (5561.)

SITUATE in the West End, within ten minutes' drive of the Park.—To be SOLD, a capital FAMILY MANSION, standing in its own charming well-timbered pleasure grounds of some two-and-three-quarter acres. The House has every accommodation for a family of distinction; large reception and billiard rooms, about fifteen bedrooms, excellent offices, cellars, etc., and electric light throughout; good stabling, tennis, and croquet lawns. As the owner is now desirous of residing in the country liberal terms would be granted. Further particulars, from a personal inspection, of Messrs. OSBORN and MERCER, 28b, Albemarle Street, London, W.

MESSRS. OSBORN & MERCER, Auctioneers, Land and Estate Agents,
ALBEMARLE HOUSE, 28b, ALBEMARLE STREET, W.

HAMPTON & SONS,

HAMPTON & SONS beg to announce that their AUCTIONS OF LANDED ESTATES, Town and Country RESIDENCES, INVESTMENTS, BUSINESS PREMISES, and other PROPERTIES are held MONTHLY at the MART, Tokenhouse Yard, E.C.

Auctions can also be held on other days, in Town or Country, by arrangement; also Sales and Valuations of Furniture, Pictures, Farming Stock, Timber, etc.—Offices, 1, Cockspur Street, S.W.

DAIRY AND POULTRY FARM, 12 MILES FROM BRIGHTON. 125 ACRES (61 ACRES GRASS) BEAUTIFUL BUILDING SITES.

SUSSEX, Hayward's Heath, four miles from the station on the L. B. & S. C. Ry., with its excellent fast train service.—The Freehold DAIRY and POULTRY FARM, known as "Hooklands Farm," Lindfield, occupying an elevated position with an undulating and well-watered surface sloping to the south, and possessing beautiful building sites. Farm-house, stabling, garden, orchard, bailiff's cottage, and appropriate buildings. With possession. For SALE by private treaty, and if not so disposed of will be SOLD by AUCTION, at the Mart, E.C., on June 19th.—Particulars of HAMPTON & SONS, 1, Cockspur Street, S.W.

DELIGHTFUL POSITION. FISHING RIGHTS.
FAVOURITE REACH OF THE RIVER.



MAIDENHEAD (about a mile from station on the Main S.W. Ry.).—The above choice and extremely picturesque Freehold RESIDENCE, known as "The Fishery," approached by a long carriage drive, with lodge entrance. Contains four reception, thirteen bed and dressing rooms, two fitted bathrooms, and ground floor offices, including servants' hall. Capital stabling for six horses. Beautiful lawns and pleasure grounds, flower gardens, shrubbery, orchard, two kitchen gardens, glass-houses, and farm buildings; cottage and park-like land, in all about 26 acres. For SALE by private treaty, and if not so disposed of will be SOLD by AUCTION at the Mart, E.C., on June 19th.—Particulars of HAMPTON & SONS, 1, Cockspur Street, S.W.

UNFURNISHED, ONLY £200 PER ANNUM.
VERY CONVENIENT FOR CITY.



THE above really charming old-fashioned RESIDENCE, occupying a high and perfectly dry situation, with views extending to Chislehurst and Bromley, surrounded by lovely old grounds of two-and-a-half acres. Contains three reception and billiard rooms opening from hall, excellent ground floor offices, ten bedrooms, and bath. Stabling for four horses; cottage for coachman. Very attractive grounds, with some fine old cedar and tulip trees, tennis lawn, handsome conservatory, kitchen and fruit gardens, vineries, etc. Close to station.—Personally inspected and strongly recommended by HAMPTON and SONS, 1, Cockspur Street, London, S.W.

NEAR GOLF LINKS. CAPITAL HUNTING.
LOVELY VIEWS. SOUTH ASPECT.



WILTS (in a capital hunting district, within an easy drive of Bath).—For SALE a well-built conveniently-arranged gentleman's Freehold RESIDENCE, facing south, and commanding lovely views over the hills towards Bath. Contains three reception, six or seven bedrooms, bath, and good offices; stabling for three; well-stocked kitchen and flower gardens, tennis and other lawns, orchard, and meadow land, greenhouse.—Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

VERY PICTURESQUE PART.
SHOOTING. FISHING RIGHTS.



HEREFORDSHIRE (close to a station).—To be LET, a charming MANSION, built in the Elizabethan style, surrounded by park, and approached through a splendid avenue; comprises outer and inner halls, drawing room, lofty dining room capital library, study, etc., boudoir, thirteen bed and dressing rooms, while in the wing are six bedrooms, school room, bathroom, and four rooms suitable for nurseries; the domestic offices are very complete; stabling for seven horses, coach-house, harness room, living rooms, and cottage if required; heavily-timbered grounds, shrubberies, terrace walk and undulating lawns, three tennis courts, vineries, green and forcing houses, two kitchen gardens, in all about ten acres. Gardeners' cottages and land if required. Rough shooting over 800 to 900 acres, with well-placed coverts, and, with a little care, the Estate would form a very good shoot. Certain fishing rights in the River Lugg. Close to church, telegraph office two miles. Inspected and strongly recommended.—HAMPTON and SONS, Estate Agents, 1, Cockspur Street, S.W.

350ft. ABOVE SEA LEVEL.
EXTENSIVE PANORAMIC VIEWS.



HERTFORDSHIRE (in a very favourite residential district, 30 minutes' rail on the main line L. & N.W. Ry., one and one-and-a-half miles from two stations).—For SALE (might be Let, Furnished), this exceptionally choice country HOUSE, occupying a grand position commanding views extending to Leith Hill and Windsor. It stands in a finely-timbered park with lake and boat-house, beautiful pleasure grounds, tennis courts, terraces, kitchen garden with glass-houses, etc., two carriage drives with picturesque lodges and five other cottages; about 53 acres in all, or additional land could be purchased. The accommodation comprises halls, saloon with gallery, two drawing rooms, very fine conservatory, dining room, library, boudoir, twenty bedrooms, four fitted bathrooms, and complete offices. Gas and water laid on, thoroughly heated. Excellent stabling for twelve horses, rooms for coachman and grooms, and model farmery. HAMPTON & SONS very strongly recommend this charming property.—Orders to view, and full particulars of the Sole Agents, Messrs. SOUTHWORTH & ROBINSON, 14, Cockspur Street, S.W., and HAMPTON & SONS, 1, Cockspur Street, S.W.

HISTORICAL, MANORIAL AND RESIDENTIAL ESTATE.
FORMERLY A FAVOURITE RESORT OF CHARLES I.



THAMES DITTON (ten minutes from the River Thames and a quarter of a mile from the station on the Hampton Court Branch on the L. and S.W. Ry., and within a short distance of Esher on the main line, and of Sandown, Hurst Park, and Kempton Park Racecourses).—The Freehold PROPERTY known as Imber Court, comprising a charming old-fashioned Family Residence, designed by Inigo Jones, formerly a favourite resort of King Charles I. and the abode of several celebrated Statesmen; fine pleasure grounds and grandly-timbered park; excellent private fishing and boating in the River Imber, which abounds the park; entrance lodge, capital stabling for nine horses, two cottages, farm buildings, large kitchen and walled fruit gardens, orchard, conservatories, and other glasshouses, the area being about 71 acres, including the Manor or Lordship of Imber. The property has nearly a mile of valuable building frontages to three roads. Possession on completion. For SALE, by private treaty, and if not so disposed of will be SOLD by AUCTION, on June 19th.—Particulars of HAMPTON and SONS, 1, Cockspur Street, S.W.

TOWN HOUSES.

HAMPTON & SONS specially selected LIST of TOWN HOUSES to be LET or SOLD, either Furnished or Unfurnished, will be supplied on receipt of a note of requirements. HAMPTON & SONS' REGISTER is one of the most reliable and largest in London.—Agency Offices, 1, Cockspur Street, S.W.

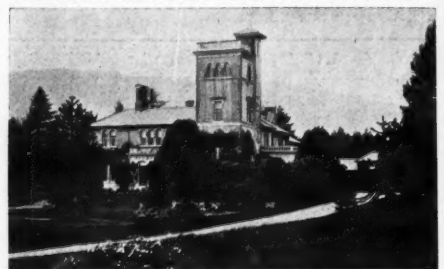
ILLUSTRATED LIST of COUNTRY ESTATES and RESIDENCES and SPORTINGS for SALE and to be LET in all the choicest districts of England and Wales is the most reliable published, as nearly all the properties have been personally inspected. In two parts, post free, three stamps each, viz.:

1. UNFURNISHED HOUSES and LANDED ESTATES.
2. FURNISHED RESIDENCES and SHOOTINGS.

—HAMPTON & SONS, Ltd., 1, Cockspur Street, S.W.

40 MINUTES from City, standing high, commanding extensive views.—A Gentleman's Country RESIDENCE, built for the owner's occupation, to be LET, Unfurnished, with or without the pleasure farm; delightfully secluded, shady pleasure grounds, park, and land extending to about 75 acres; the Residence contains eleven bed and dressing rooms, bathroom, pretty entrance hall, three reception rooms (one of which can be used as a billiard room), complete offices excellent stabling for four or more horses; lodge entrance, and two cottages, capital homestead and farm buildings, and every convenience for gentleman's pleasure farm; station two miles; must be seen to be appreciated.—Recommended by HAMPTON and SONS, 1, Cockspur Street, S.W.

REMARKABLE SPORTING FACILITIES.
FISHING. YACHTING. HUNTING. SHOOTING.



MID-WALES (in one of the healthiest and most picturesque districts, remarkable for exceptional sporting facilities, including salmon and trout fishing and wild duck shooting in The Dovey; yachting and boating in Cardigan Bay, six miles away, and hunting; four miles from a first-class station).—To be SOLD or LET, Furnished or Unfurnished, with or without the excellent shooting over 2,000 acres, a beautiful RESIDENCE built on the rock in the Italian style 45 years ago, occupying a splendid position with grand views in finely-timbered grounds and park land, in all about 75 acres. The accommodation comprises four or five reception and eleven bedrooms, bathroom, excellent offices; stabling for five; exceedingly well-kept grounds and gardens of twelve acres. All particulars of the Agents, HAMPTON & SONS, 1, Cockspur Street, London, S.W.

ONE OF THE HIGHEST POSITIONS IN DISTRICT.
EXCELLENT FAST TRAIN SERVICE.



REIGATE (under half-a-mile from station and about one-and-a-half miles from Redhill Junction, with excellent fast train services).—The extremely picturesque FREEHOLD Stone-built RESIDENCE, "The Briars," having S. and W. aspects, containing four reception rooms, conservatory, sixteen bed and dressing rooms, and ground floor offices, including servants' hall; well-appointed stabling for nine horses, coachman's house, and superior entrance lodge; beautifully undulated well-timbered pleasure grounds, several glasshouses, kitchen garden, and three paddocks, in all about six acres; possession on completion; for SALE by private treaty, and if not so disposed of will be SOLD by AUCTION, on June 19th.—Particulars of HAMPTON and SONS, 1, Cockspur Street, S.W.

A MOST PERFECT HOUSE.
HEALTHY DISTRICT. CONVENIENT FOR CITY.



NORTH FINCHLEY.—To be SOLD, one of the most delightful houses in this healthy district, built by the owner for his own occupation regardless of cost, and fitted throughout in the most tasteful manner. The grounds are undulating and pretty, about one acre in extent; an extra two acres can be had if desired. The accommodation comprises ten bed and dressing rooms, oak wainscoted dining room, library, elegant drawing room with ingle nook. Pretty porch entrance and hall. Complete domestic offices. There is also a motor house. Price moderate.—Further details of the Agents, HAMPTON & SONS, 1, Cockspur Street, who have personally inspected and strongly recommend this property.

Offices: 1, COCKSPUR STREET, PALL MALL, S.W.

MESSRS. TROLLOPE,
SURVEYORS AND ESTATE AGENTS,
14, Mount Street, Grosvenor Square, W.
Telephone No. 2062 Gerrard.
For remainder of Advertisements, see p. xviii.

NEWMARKET, adjoining the grounds of the Jockey Club, several detached RESIDENCES to be LET, or SOLD, situate in the Avenue, within ten minutes' walk of the railway station, three minutes of the new station now being constructed, and ten minutes of the Course. The Houses are built in the most substantial manner, and have been specially designed to meet a want believed to exist, and to afford an adequate amount of servants' accommodation for the establishments of gentlemen desirous of acquiring small residences at Newmarket. Each house contains eight bed and dressing rooms, bathroom (hot and cold), boxroom, three reception rooms, square hall, with fireplace, lavatory, cloak room, and four w.c.s. Exceptionally complete domestic offices, including servants' hall, butler's pantry, kitchen, etc., and secondary staircase; best modern sanitation, main drainage, electric light, all latest improvements, and hot and cold water to top of the House; garden at rear, with lawn and terrace.—For particulars apply Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W., or to J. H. GARROD, Esq., Newmarket.



SOMERSET.—To be LET, Furnished, for the Summer months, or longer, two-and-a-quarter miles from a railway station, the above old-fashioned and picturesque RESIDENCE, of the Jacobean period, in excellent repair and very well furnished, containing sixteen bed and dressing rooms, five reception rooms; stabling for five horses; four acres of charming pleasure gardens surround the House. Rough shooting over 400 acres can be had.—Rent and further particulars of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

SPORTING ESTATE OF 2,600 ACRES, 2½ MILES FROM LONDON.



SUFFOLK (within a mile of a market town and railway station).—A remarkably choice **SPORTING ESTATE** of 2,600 acres, lying in a ring fence with 200 acres of well-placed coverts, and affording an exceptionally large bag of game. The imposing Mansion, as above, commands delightful views, and is fitted with every modern convenience, including electric light. There is ample stabling, lovely pleasure grounds, and a beautifully timbered park. This Estate, which is situate in a natural game district, possesses quite unrivalled sporting attractions, and is to be sold at a very low figure.—Full details of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.



TO LET, UNFURNISHED, ON LEASE.

WILTS (near Chippenham).—In this favourite hunting centre and close to a station.—This fine old Georgian RESIDENCE, standing high, containing fifteen bedrooms, bathroom, spacious halls, carved oak staircase, three reception rooms, billiard room and library, schoolroom, studio, and excellent domestic offices. Gas and water. Stabling, out-buildings and cottage. Delightful high-walled kitchen and fruit gardens and lawns, paddock, etc.; grass land if desired. Photo.—Full details of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

ESTATES, COUNTRY AND SUBURBAN RESIDENCES, TOWN HOUSES, FLATS, SHOPS, BUSINESS PREMISES, INVESTMENTS, Etc.
MESSRS. TROLLOPE'S printed REGISTER of PROPERTIES for SALE by private contract, and to be LET may be had on application at their offices, 14, Mount Street, Grosvenor Square, W.; 7, Hobart Place, Eaton Square, S.W.; West Halkin Street, Belgrave Square, S.W.; and 5, Victoria Street, Westminster, S.W.

MESSRS. MILLAR, SON & CO.,
46, PALL MALL, LONDON, S.W.
Established 1803. Telephone No. 3672 Gerrard.
For remainder of Advertisements, see p. xix

SALOP.



SHROPSHIRE.—An extraordinary beautiful RESIDENTIAL and SPORTING ESTATE of about 900 acres, affording wonderfully good shooting; also an unusually long stretch of first-class trout fishing, besides showing an actual 3½ per cent. net return from farms, etc. There is a small Mansion, pretty park, with lakes; also superior appendages.—MILLAR, SON & Co., 46, Pall Mall, S.W.

SHROPSHIRE.



THE above exceedingly well furnished MANSION, and 5,000 acres of shooting, to be LET; also salmon and trout fishing on the Estate. Electric lighting, modern sanitation, and in perfect decorative repair. Hunting within easy reach.—Rent and full details of Messrs. MILLAR SON & Co., 46, Pall Mall, S.W.

SHROPSHIRE.

TO BE SOLD, at a very moderate price, a comfortable RESIDENCE, standing in pleasant grounds, together with an Estate of 800 acres, all let to good tenants. Good shooting and hunting, and only one mile of a station. Price £20,000, including timber.—Rent roll and full details of Messrs. MILLAR, SON & Co., 46, Pall Mall, S.W.

WARWICKSHIRE.—To be LET, Furnished, with good-sized reception rooms, seventeen bed and dressing rooms; large grounds, stabling. Fishing and hunting. Moderate rent for summer months or longer.—MILLAR, SON & Co., 46, Pall Mall, S.W.

WARWICKSHIRE.



TO BE LET, Unfurnished, or might be SOLD, a comfortable RESIDENCE, with four reception, nineteen bed and dressing rooms; stabling, park, etc. Excellent centre for hunting; golf links near; fishing ten minutes' walk. An additional farm of 200 acres may be acquired. Photo., etc.—MILLAR, SON & Co., 46, Pall Mall, S.W.

grouse shooting.

CENTRAL WALES.—To be SOLD, a superb SHOOTING and FISHING ESTATE of 4,000 acres, all let to established tenants, and producing, at low rents, about £800 per annum. Close to a station and town. The game comprises grouse, partridges, snipe, teal, wild duck, etc. A trout river and five streams traverse the property, and afford excellent fishing. Outgoings £22 per annum. Price only £6 10s. per annum. Freehold.—Plan and full particulars of the Sole Agents, Messrs. MILLAR, SON & Co., 46, Pall Mall, S.W.

MAIDENHEAD.

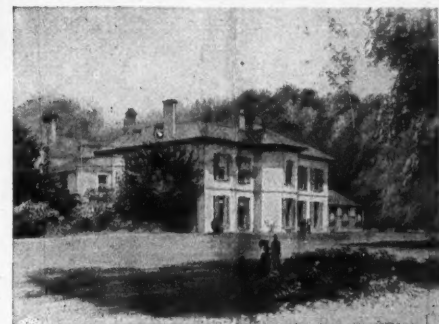
TO BE SOLD, or LET, Furnished, a pretty detached RESIDENCE, with three reception rooms, billiard room, seven bedrooms, large garden, tennis lawn, etc. Close to station and easy reach of river. A bargain, under exceptional circumstances. Price, Freehold, £2,500; or rent 9 guineas per week.—MILLAR, SON & Co., 46, Pall Mall, S.W.

MESSRS. MILLAR, SON & CO.,
46, PALL MALL, LONDON, S.W.
Established 1803. Telephone No. 3672 Gerrard.

MR. F. PERKS,
LAND AGENT AND SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.
For remainder of Advertisements, see col. on p. vi.

TORQUAY, in the best position, 400ft. above sea level, commanding magnificent views, and well sheltered from north and east.

MR. F. PERKS will SELL by AUCTION at the Mart, Tokenhouse Yard, London, on Friday, July 20th, 1900, at TWO o'clock, the very charming Freehold RESIDENCE known as "The Cedars," Torquay, occupying an unrivalled position facing south. It contains large entrance hall, three delightful reception rooms, billiard room, eighteen bedrooms, two bathrooms, lavatories, conservatory, complete domestic offices, etc. There is exceptionally good stabling and men's rooms. The terraced pleasure gardens are adorned with full-grown flowering trees and shrubs and flowers rarely found growing out of doors in England. Torquay is one of the best health resorts, the climate being exceptionally mild in winter, and tempered by sea breezes from the south and west.—Particulars and conditions of sale can be obtained from Messrs. HOLLAMS, SON, COWARD & HAWKLEY, Solicitors, 30, Mincing Lane, E.C.; and with cards to view of the Auctioneer, 13, Waterloo Place, London, S.W.



HAMPSHIRE.—A choice Freehold RESIDENTIAL PROPERTY of 160 acres to be SOLD, at a low inclusive price, or the House and small park would be sold without the farm. The Residence, as above, stands on high ground with pretty views, and contains four reception, fourteen bedrooms, etc. The pleasure grounds are handsomely timbered, yet inexpensive to maintain, and there are capital stables, walled gardens, cottages, etc.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

WILD DUCK SHOOTING and excellent yachting facilities.—A Freehold Manorial SPORTING and RESIDENTIAL ESTATE of 1,800 acres, to be SOLD at less than half-cost to present owner, and offering an unusually good investment. It is situated on the East coast, under two hours' rail from London, and affords remarkably good sporting. The Residence stands high on gravel; faces south; is approached by a long carriage drive with lodge, and contains square hall, three reception, fourteen bedrooms, etc. The grounds are picturesque, but most inexpensive, and there are superior farm-houses, ample stabling and cottages.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.



EXCEPTIONALLY GOOD SPORTING, Suffolk and Norfolk borders, one mile from a station, about two hours from London.—A most attractive Freehold SPORTING and RESIDENTIAL ESTATE of over 2,500 acres, to be SOLD at a remarkably low price. The property is noted for its shooting capacities and the large bags yielded, and the whole is in a compact ring fence, and includes a considerable area of well-placed game coverts. The House, as depicted above, stands high with most picturesque views, is approached by two carriage drives with lodges, and contains large hall, billiard, three reception, sixteen bedrooms, etc.; electric light being laid on. The grounds are inexpensive, and there are excellent stables, walled gardens, keepers' cottages, etc.—Inspected and strongly recommended by Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.



BUCKS.—A valuable Freehold and MANORIAL SPORTING and RESIDENTIAL ESTATE of 600 acres, to be SOLD, and offering a sound and well-paying investment. The house, as shown above, is suitable for a small family. The land is principally rich pasture, and let to substantial tenants. There are ample farm buildings and cottages, the whole lying in a compact ring fence, well timbered and watered, and bounded by good roads.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

MR. F. PERKS,
LAND AGENT AND SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.

TELEPHONE:
2795
GERRARD.

MESSRS. MABBETT & EDGE,

127, MOUNT STREET, LONDON, W.

AUCTIONEERS,
ESTATE AGENTS AND
VALUERS.

2,200 ACRES SHOOTING. SOMERSET.
Bristol 2 miles. London 2½ hours.

TO LET, partially furnished for a term of years a **NOTED COUNTY SEAT.** handsomely appointed, and with every accommodation for a gentleman of wealth and position. There is a noble billiard room, and stabling for twenty. The grounds are magnificent in their great natural beauty, and admirably disposed with woodland walks, sylvan glades, and a winding valley. The shooting yielded 1,500 pheasants last year, but over 3,000 birds can be easily reared. Five keepers needed. Rent £500 per annum, on fourteen years' lease.—Apply as above. (8734.)

PENMAENMAWR, NORTH WALES.



FOR SALE.—In a glorious part of this lovely locality and within seven miles of Llandudno, this beautifully proportioned RESIDENCE in its own

PICTURESQUE GROUNDS OF 9½ ACRES, and containing two halls, a noble staircase, Ladies' boudoir, three reception rooms, billiard room, bathroom and lavatory, eighteen bed and dressing rooms; stabling for six horses, and four rooms over. The grounds are of great natural beauty with tennis and croquet lawns, kitchen gardens, three paddocks, four cottages; excellent drainage; pure water and gas. Close to good sea and river fishing; hunting; shooting could be obtained. Price 10,000 guineas, or £300 a year on lease.—Apply as above. (7895.)

AN IDEAL RESIDENCE.



IN a fashionable inland watering place, two-and-a-half hours from London.—For SALE, the Freehold of this most elegant MANSION, in magnificently-timbered grounds, fitted in a costly manner with every modern convenience and electric light, and with perfect sanitation and water. There are 21 bedrooms, bathroom, four reception rooms, and ample offices; stabling for thirteen, with six bed and two sitting rooms for men. With lawns, tennis courts, fruit gardens; two cottages. Hunting with three crack packs; golf; excellent society. Price, with ten-and-a-half acres, £15,000, or with 410 acres. Personally inspected.—Apply as above. (8371.)



NORTH RIDING OF YORKSHIRE.—For SALE, near Middlesborough. This charmingly placed HOUSE with carriage drive and four acres of grounds. It contains two staircases, four reception rooms, billiard room, sixteen or nineteen bedrooms, two fitted bathrooms, three stalls and three rooms; laundry; cottage; most delightful grounds; shrubberies; good water, modern drainage. Excellent hunting. Timber and fixtures at a valuation. Price £10,000 Freehold.—Apply: Agents, MABBETT & EDGE, 127, Mount Street, Grosvenor Square, W. (8456.)

FOR SALE. 500ft. ABOVE SEA LEVEL. This most comfortable HOUSE, in the most favourite part of Surrey (station ½ mile, easy access to City), erected in a manner quite regardless of expense, complete in every detail, heated throughout, and having delightful views of the Surrey Hills from its charming grounds of 4½ acres. It contains seventeen bedrooms, bathroom (fitted h. and c. water), billiard, and four reception rooms; ample stabling; tiled hall, 70ft. long, conservatory, lift, etc. To effect an immediate sale £7,500 will be taken for Freehold.—Apply as above. (8694.)



ON Main Line one-and-a-quarter hours from London.—For SALE this absolutely perfect and substantially built RESIDENCE with 3½ acres of delightful grounds. It stands high with very fine views, and has every accommodation for a small family; there being eight bedrooms and good stabling, orchard, meadow, glasshouses, tennis, main water and gas. In highest condition throughout. Price only 5,000 guineas; this can remain at 4%. Recommended from personal inspection.—Apply as above. (8765.)



CHARMING old style Freehold Country MANOR HOUSE within seventeen miles of Hyde Park and close to a station, with beautiful gardens and park-like grounds of about nine acres, may be acquired upon very favourable terms by an immediate purchaser. Special facilities for hunting, boating, fishing and golfing. The up-keep of the property has been of such a nature as to obviate the necessity of any expenditure thereon by an intending occupier.—Full detailed particulars of the Mansion, stabling and other attractive features of this unique property may be obtained from MABBETT & EDGE, as above. (8560.)



LINCOLNSHIRE.—One mile. Main line station.—To be LET or SOLD. This stone-built RESIDENCE, high up, with fine views, and over nineteen acres of excellent land. Eight bedrooms, bathroom, three reception rooms. Dairy and excellent offices, five stalls (could make twelve). Cottages and Duke of Rutland's hounds. Beautifully disposed grounds. Orchard, kitchen, garden, vinery. Near village, church, etc. Rent only £100 per annum, and £2,500 Freehold.—Apply as above. (8536.)

A GRAND OLD MANSION in a favourite County under four hours from London can now be bought with an ESTATE of 1,580 acres and over four miles of excellent trout fishing. It contains most ample accommodation and extensive stabling, and also has a number of well let farms and cottages. The property with its woodlands affords splendid sporting, and the bag from the Estate should realise upwards of 1,000 pheasants, and about 3,000 head in all. The price will include all fixtures and timber, and the rent roll being £2,466 per annum, it will give a return of nearly 4 per cent. on the purchase money.—Agents, MABBETT & EDGE, as above. (8728.)

TWO HOURS FROM TOWN.—For July, August, and September. A grand old MANSION, enjoying a superb position in a fine old deer park and commanding extensive views over valley and wood. 24 bedrooms, elegant reception rooms. Complete offices, twelve stalls, beautiful shady old grounds and very productive gardens. Photo.—Agents, MABBETT & EDGE, as above. (8805.)

SHOOTING AND FISHING.—Warwickshire.—To be LET, furnished, from October, a fine old FAMILY MANSION, together with shooting over 4,500 acres (270 cover) and exclusive right of fishing for seven miles. There are 28 bed and dressing, billiard, and suite of reception rooms, and ample stabling; beautiful old pleasure grounds and very productive gardens; hunting four days a week. Photos.—Apply as above.



AMONGST THE MOUNTAINS. **FOR SALE** in Westmorland, and 500 feet above the sea level, this most imposing Castellated RESIDENCE with all its grand old black oak furniture and its costly paintings by Teniers, Cortese A.D. 1621, Hogarth, and standing in its own grounds and carriage drive. It contains oak panelled hall 24ft. by 18ft. Black oak staircase, fourteen bedrooms and good reception rooms, sin stalls and men's rooms. Lovely old cloisters hung with roses. Shooting, hunting, fishing, and golf. Station 2½ miles. Price with or without furniture is a moderate one.—Apply as above. (8623.)



CUMBERLAND.—This pretty old castellated RESIDENCE, having splendid views of the mountains and river Eden, for immediate sale. The Estate has 350 acres in all, and the Residence contains eight bedrooms. Stabling for four. Lovely grounds, but inexpensive. Cottage for gardener, four farms, inn, and three cottages. All LET, producing £630 per annum. Price low to immediate buyer, or Residence would be let furnished.—Apply as above. (8032.)



EXCELLENT BARGAIN.

FORTY-FIVE MINUTES south of London on main line, in a healthy position, in a favourite locality much sought after.—For SALE, this charming RESIDENCE, in lovely grounds of five acres, with Dutch garden, terrace and arcade, and ample glasshouses. It contains ten bed and dressing rooms, bath, four reception rooms (two panelled), servants' hall; stabling for four horses and rooms over; gardener's cottage; boating, fishing, golf. Price low if purchased at once.—Agents, as above. (8209.)

ATTRACTIVE SPORTING ESTATE in Bucks can now be bought for £20 an acre, with a picturesque Manor House, four useful farms, nine cottages, and one-third share of an advowson of net value of £94 per annum; excellent shooting, 170 acres coverts; land tax redeemed and all timber included. This is really a bona-fide opportunity to secure a bargain.—Apply as above. (8790.)

INTERESTING old Jacobean MANOR HOUSE for SALE; price about £5,000; occupying a very high situation in lovely country, with beautiful views over picturesque district; one-and-a-half miles from station, two hours from London; nine bed, bath, three reception rooms, fine oak staircase, conservatory, ample offices; modern drainage; tennis and croquet lawns; shrubbery walks, kitchen garden and vinery, in all seventeen acres; stabling for four; R.C. church half-a-mile; strongly recommended.—Apply as above.

TROUT FISHING AND SHOOTING, ETC.

TO be LET unfurnished, a superior FAMILY MANSION, seated in a finely-timbered park of 120 acres, within a drive of the cathedral city of Lichfield. There are upwards of sixteen bedrooms; stabling for eight, two lodges, five cottages, and ample glass; the grounds are most charmingly laid out, and the park land is studded with fine old oaks, plantations, woodlands, etc. Fishing in a good trout stream; hunting with the Meynell hounds; London three hours; station within easy access. Rent moderate.—Apply as above. Two photos. (8106.)

FURNISHED Country Residences for the summer or by the year. MABBETT & EDGE's new REGISTER can now be had on application. It contains a very choice selection of places in the United Kingdom and elsewhere, including many with Shooting and Fishing.

MESSRS. MABBETT & EDGE, Auctioneers and Land Agents,
127, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

TELEGRAMS:
"WOOD, AGENTS,
LONDON."

JOHN D. WOOD & CO.,
6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

TELEPHONE:
2042 GERRARD.

MESSRS. JOHN D. WOOD & CO.'S illustrated REGISTER OF COUNTRY PROPERTIES contains a large selection of Residential and Sporting Estates, Furnished and Unfurnished Residences, Shootings, and Hunting Boxes. Copies free on application, or to any address for six stamps.—Offices, 6, Mount Street, London, W.

WEST END HOUSES.—Messrs. JOHN D. WOOD and CO. can offer good modern well-fitted MANSIONS and RESIDENCES in all the fashionable positions.—Offices, 6, Mount Street, London, W.



SUSSEX.—For SALE at a very moderate price. A charming little RESIDENTIAL PROPERTY of about 20 acres of beautifully shrubbed and timbered grounds and grass lands with the above capital RESIDENCE, which has thirteen bed and three reception rooms with stabling for five horses. The PROPERTY is in a delightful RESIDENTIAL district and close to a small town, and is on light sandstone soil with good water supply.—Inspected and recommended by Messrs. JOHN D. Wood & Co., as above. (3693.)

ON the bracing North Kentish Coast. "Haun and Thor," Bournemouth-on-Sea. An exceedingly attractive and unique MARINE PROPERTY of nearly five acres, with extensive frontages to the cliffs, affording an unusually desirable Marine Home for a man of wealth, possessing every possible comfort and luxury quite regardless of cost, or equally adapted for purposes of profit. It comprises two beautifully built and spaciouly planned residences adapted and thrown into one. They are of picturesque appearance and in the bungalow style, possessing handsome suites of reception rooms, a splendidly appointed billiard and music room, and good upper floors, affording in all about two dozen bedrooms, equally divided in either wing with bathrooms; complete offices and all modern appointments. The stabling and outbuildings are first-rate. There are extensive ranges of glasshouses in the gardens, including large palm house, and the grounds are beautifully laid out and planted, enjoying complete privacy.

MESSRS. JOHN D. WOOD & CO., will offer the above for SALE by AUCTION during the season unless previously disposed of. Offices, 6, Mount Street, London, W.



TWO HOURS SOUTH-WEST OF LONDON.—For SALE. A very charming small Estate of twelve acres with the above delightful RESIDENCE in perfect order throughout, and having thirteen bed, bath, three reception rooms, large billiard room and hall; with stabling for four horses. It is situated near a station and old country town, in a good hunting district. Golf links near.—Inspected and recommended by Messrs. JOHN D. Wood & Co., as above. (6129.)



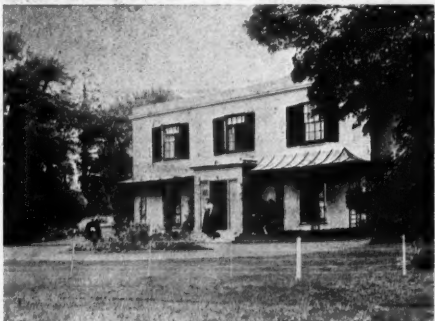
ON A MAIN LINE within easy reach of all Northern and Midland centres. The above interesting historical BARONIAL CASTLE, occupying a grand position, commanding beautiful views, and forming an imposing sight, with every accommodation for a family; with stabling, charming old gardens, large lake, park and lands, in all about 400 acres. To be SOLD as a whole, or with less land. Messrs. JOHN D. Wood & Co., as above.



FOR THE SUMMER.—The above beautiful Elizabethan MANSION, situated about four hours from town, high and bracing, to be LET, with 2,000 acres of excellent rough shooting, and two miles capital trout fishing. It has eighteen bed, six reception rooms, and billiard room, with stabling and delightful gardens.—Detailed particulars of Messrs. JOHN D. Wood & Co., as above. (7899.)

NORFOLK.—A fine SPORTING DOMAIN of nearly 5,000 acres for SALE at an inclusive price, with the timber and woodlands to show excellent investment on capital. A well-known trout river affords capital fishing for some miles, and the shooting is first-class. The spacious Mansion stands high in deer park of 300 acres, and contains five reception and some thirty bedrooms.—All details of Messrs. JOHN D. Wood and Co., as above. (8785.)

DERBYSHIRE (in the centre of the Meynell Hunt).—To be LET, Unfurnished, spacious FAMILY RESIDENCE, standing high on hill, with lovely views, in a beautiful park of 120 acres, with capital fishing and shooting over 450 acres. The Residence contains sixteen bed and dressing rooms; four reception rooms, spacious hall, and complete offices for an establishment; stabling for eight, five cottages, two lodges, etc. Personally inspected by Messrs. JOHN D. Wood & Co., as above. (5573.)



£2,900.—Within a short drive of favourite residential seaside towns, two hours from London, near station and first-rate golf links. The above well-placed Residence, surrounded by charming grounds and paddocks, in all about nine acres, and having seven bed and three reception rooms, with stabling for three horses, and two cottages. Dry soil, good drainage and water supply. To be SOLD. Messrs. JOHN D. Wood & Co., as above. (5341.)

IN a favourite Western County.—For SALE. An important RESIDENTIAL and SPORTING DOMAIN, of nearly 6,000 acres (for Mansion with 4,000 or 3,000 acres only will be sold), near the county town. The fine old Mansion is seated in a nobly-timbered deer park, and has accommodation for a large establishment, while the Estate affords first-rate all-round sporting, and will show a good return on capital invested.—Particulars from personal inspection of Messrs. JOHN D. Wood and Co., as above. (7797.)



COTSWOLD HILLS.—Furnished or Unfurnished, the above stone-built RESIDENCE, beautifully situated on a rise of the hills, well sheltered and commanding beautiful views. It is surrounded by finely-timbered lands, and has eleven bed, bath, three large reception and billiard rooms, with stabling for five, and charming gardens. Good hunting; golf two-and-a-half miles.—Messrs. JOHN D. Wood & Co., as above.

ESSEX AND SUFFOLK (borders).—To LET, Furnished, a fine old ELIZABETHAN MANSION, placed high in picturesque district, in park of 250 acres. It is of considerable historic interest, and has large hall with billiard table, four or five good reception, eighteen bedrooms, bath room, good offices and excellent stabling. The grounds are most attractive but inexpensive, and there is a little shooting and fishing. Inspected and recommended by Messrs. JOHN D. Wood & Co., as above. Photos. (8733.)

SUSSEX (two miles from main line station, one hour from City and West End, and close to good village).—To be LET, Unfurnished, a quaint, original old House, covered with creeper, overlooking a large park, and surrounded by finely-timbered grounds of about ten acres. It has hall, three reception, fifteen bed and dressing rooms (many of the rooms being panelled in oak), good offices, with stabling, gardens, etc.; gravel soil, new drainage.—Inspected by Messrs. JOHN D. Wood & Co., as above. (3756.)



ASHDOWN FOREST.—For SALE. A beautifully wooded ESTATE of nearly 250 acres, high on South-western slope, on sand rock, with the above handsome Tudor style Mansion, commanding panoramic views and having handsome reception and some 25 bedrooms; stabling, cottages, charming gardens, and park lands. The Estate is in perfect order, and the Mansion is fitted with every modern convenience.—Inspected and recommended by Messrs. JOHN D. Wood & Co., as above. (3753.)

WEST SUSSEX.—A beautiful RESIDENTIAL ESTATE of about 370 acres, with handsome modern Mansion, delightfully situated within the seclusion of lovely old grounds and finely-timbered park, with charming views of hill and wood, and having a fine suite of reception, billiard, and some 22 bedrooms, while the Estate includes valuable farm lands let at good rentals, and will be sold as a whole, or the Mansion, and 128 acres only.—Inspected and highly recommended by Messrs. JOHN D. Wood & Co., as above. (3667.)



HEREFORDSHIRE.—To be LET, Furnished. The above ancient RESIDENCE, surrounded by charming old grounds, and having thirteen bed and three reception rooms, with stabling. Ten acres pasture and rough shooting. Fishing obtainable near. Rent £130 per annum.—Messrs. JOHN D. Wood & Co., as above. (7185.)

WARWICKSHIRE.—Kineton (near the South Warwickshire Kennels).—A beautiful ESTATE of 2,500 acres to be SOLD, with the comfortable Family Mansion, containing good reception and seventeen bedrooms, with excellent model stabling, delightful old-world gardens, and finely-timbered park lands. There are nice woodlands, and the shooting is very fair for the district.—All details of the Agents, Messrs. JOHN D. Wood & Co., as above, who have inspected and highly recommended. (5337.)



DORSET (near Blandford).—The above well furnished RESIDENCE, to be LET. It is placed in beautiful grounds of sixteen acres, with trout stream; is well situated for hunting, and contains eleven bed, bath, three reception and billiard rooms, with stabling for six horses, and cottage. Shooting obtainable.—Inspected by Messrs. JOHN D. Wood and Co., as above.

HOME COUNTIES.—A magnificent SPORTING DOMAIN, in most lovely and salubrious district, under one-and-a-half hours from London by express services, comprising between 6,000 and 7,000 acres, with a princely Mansion House, possessed of historic interest, and adapted for extensive entertaining, situated within the precincts of an ancestral park of great extent, diversified by sheets of water. The woodlands and shooting are noted, and there is a steady income accruing. For SALE.—Full particulars of the Agents, Messrs. JOHN D. Wood & Co., as above. (3411.)

MESSRS. JOHN D. WOOD & CO., Auctioneers, Land Agents and Surveyors,
6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

Telegrams, "Wood, Agents, London."

Telephone 2042 Gerrard.

MESSRS. WALTON & LEE,

Advertisements continued from page iii.

MESSRS. WALTON & LEE publish two large **REGISTERS**, containing a selection of the best **RESIDENTIAL ESTATES**, Country Residences, Shootings, Hunting Boxes, Fishings, etc., for **SALE** and to be **LET**, Furnished or Unfurnished, in all parts of the United Kingdom. The best and most reliable published. Copies free on application, or to any address for six stamps. On receipt of a memorandum indicating the class of property required, Messrs. WALTON & LEE will return a specially marked list, showing at a glance descriptions of those places answering the requirements of the applicant.—Offices, 10, Mount Street, London, W. Telegraphic Address: "Waltons, London."

COUNTRY HOUSES for the **SUMMER MONTHS**.—Messrs. WALTON & LEE's printed **LIST** of the above, containing particulars of a large number of desirable Summer Retreats in all parts of the country, is **NOW READY**, and will be forwarded to intending tenants post free on application.—Particulars of Houses for insertion in a later issue should be forwarded to their offices, 10, Mount Street, W.



DEVON (four miles from a first-class railway station).—To be **LET**, the above exceedingly desirable **FAMILY MANSION**, standing high on sandy soil, in a large and picturesque park, with a trout stream running through it. The Residence contains five spacious reception rooms (including billiard room), a very fine conservatory, twenty bed and dressing rooms, bathroom, and excellent servants' offices; water is supplied by a ran, the drainage is modern and in good order, and the House is heated by hot water. There is stabling for eleven horses; the gardens are exceptionally pretty and diversified, but not abnormally expensive. Rent only £300 a year. Furnished.—Full particulars, plans, and photos. of the Agents (who have personally inspected the property), MESSRS. WALTON & LEE, 10, Mount Street, London, W. (14,784.)

SUSSEX, in a favourite district, two miles from a station when London is reached in one-and-a-quarter hours.—To be **LET**. Unfurnished, a comfortable old-fashioned **COUNTRY HOUSE**, standing in prettily laid out pleasure grounds with tennis court and greenhouse, and surrounded by meadow and woodland. The Residence contains four reception rooms, five bedrooms, two attics, and convenient offices; good stabling for two horses, coach-house and saddle room. There are 46 acres of first-rate meadow land with good farm buildings. Gardener's cottage. Hunting in the immediate neighbourhood.—Personally inspected by Messrs. WALTON & LEE, 10, Mount Street, W. (15,629.)

WINCHESTER (in the Cathedral Close, about ten minutes' walk from the station).—To be **LET**, materially furnished, by the year or shorter period, a convenient old-fashioned **RESIDENCE**, in excellent repair, containing four reception rooms, fourteen or more bedrooms, two bathrooms, and excellent domestic offices. Water and gas laid on, and certified drainage. Small garden, croquet lawn, etc.—Inspected by Messrs. WALTON & LEE, 10, Mount Street, London, W. (15,675.)



SUSSEX, in the delightful neighbourhood of Horsham.—To be **LET**. Unfurnished, on Lease, the above charming **COUNTRY RESIDENCE**, approached by a carriage drive and occupying a beautiful situation on gravel soil, about 300ft. above sea level. It contains nine bed and dressing rooms, two attics, four reception rooms, servants' hall, butler's pantry, etc. Capital stabling, comprising two loose boxes, coach-house and harness room. Charming pleasure grounds (chiefly woodland, and very inexpensive to maintain), extending to about ten acres, including a lake, and productive kitchen garden, with greenhouse and forcing pits. Good six-roomed gardener's cottage.—Personally inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, W. (15,618.)

TO BE LET, Furnished, for the summer months, or possibly longer, an exceptionally charming country **HOUSE**, occupying a pleasant position in the best social and sporting district of Rutland, together with 600 acres of good partridge shooting, and about two miles of coarse fishing. The Residence is well furnished, contains four reception rooms, thirteen bedrooms, bath, etc., and is seated in beautifully-timbered and sheltered grounds with tennis and croquet lawns, paddock, large fruit and kitchen garden. Good stabling and outbuildings. Rent very moderate. This place should be seen at once.—Personally inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, Grosvenor Square, London, W. (15,701.)



OVERLOOKING the Usk Valley, and commanding fine mountain views.—To be **LET**, Furnished, the above conveniently arranged **RESIDENCE**, with four sitting and eight bedrooms, bathroom, etc.; stabling for four. The property comprises, with paddocks, about six acres. Good rough shooting over 600 acres and trout fishing in the streams. Rent £130. About ten acres extra could be included if desired.—Apply to Messrs. WALTON & LEE, 10, Mount Street, W. (14,717.) & J282



BUCKS (about four miles north-east of Buckingham, four miles from Stony Stratford, seven miles from Bletchley Junction on the L. & N.W. Ry., and six miles from Wolverton Station, whence easy access is gained to London, as well as the great commercial centres).—Announcement of **SALE** of a highly important Freehold **RESIDENTIAL PROPERTY**, distinguished as the Thornton Hall Estate, embracing, within a well-defined ring fence, upwards of 1,621 acres, and comprising the above noble Family Mansion in the Tudor style of architecture, standing in fully-matured grounds of great natural beauty, at an altitude of about 250 feet above sea level, and overlooking the picturesque valley of the Ouse. The Residence contains entrance and central halls, seven magnificent reception rooms, billiard room, smoking room, 36 bed and dressing rooms, twelve servants' bedrooms, together with commodious domestic offices and cellars. There is excellent stabling accommodation for nineteen horses, with spacious coach-house and other appurtenances for a first-class hunting establishment. To the east and west of the charming pleasure grounds is a productive home farm with suitable homestead, while the Estate also embraces four well-equipped breeding and dairy farms, and an accommodation holding, together with a number of cottages and small holdings, the whole producing an actual and fairly estimated rental value of upwards of £2,000 per annum; together with the advowson of Thornton-cum-Nash. The sporting qualifications of the Estate are exceptionally good. It is admirably situated as a first-class hunting centre, being within easy reach of many of the popular meets of the Grafton, Whaddon Chase, and Bicester packs, as well as Lord Rothschild's staghounds. The well-placed coverts on the Estate also facilitate the natural breeding and rearing of a considerable head of game, and afford excellent shooting, while fishing may be obtained in the River Ouse, which bounds or intersects the Estate for upwards of two miles.

MESSRS. WALTON & LEE, in conjunction with Messrs. GEORGE BENNETT & SONS, have been favoured with instructions to offer the above for **SALE** by **AUCTION**, at the Mart, Tokenhouse Yard, London, E.C., on Monday, 25th of June, 1900, at 2 o'clock precisely (unless sold privately). Particulars and conditions of Sale may be had of Messrs. LAKE, SHAW-MACKENZIE & Co., Solicitors, 10, New Square, Lincoln's Inn, London, W.C.; of Messrs. GEORGE BENNETT & SONS, Estate Agents, Buckingham; or of the Auctioneers, 10, Mount Street, Grosvenor Square, London, W.



NORTHAMPTONSHIRE (within two miles from main line station, in the heart of a splendid hunting country, and easy reach of the meets of four well-known packs).—To be **LET**, well and most comfortably furnished, the above warm and cosy **COUNTRY HOUSE**, of very attractive character, containing twelve bed and dressing rooms, three reception rooms; charming grounds, capital stabling for either eight or seventeen horses, men's rooms; good gardens, tennis lawn, and excellent meadow, in all nine acres. Good water; modern drainage; thorough repair. For two, three, or five years, or for hunting season.—Further particulars and terms of Messrs. WALTON & LEE, 10, Mount Street, W. (6245.)



STAFFORDSHIRE (on the borders of Derbyshire).—Announcement of **SALE** of a number of valuable properties, situate in the parishes of Uttoxeter, Checkley, Caudon, and Milwich, together embracing an area of upwards of 2,350 acres, and including "The Crakemarth Hall Estate," a valuable Freehold **RESIDENTIAL** and **SPORTING PROPERTY**, extending over an area of upwards of 1,400 acres, and comprising the above fine old Family Mansion, known as "Crakemarth Hall," overlooking the picturesque Dove Valley, and situate about two miles from the town of Uttoxeter, together with ten well-equipped agricultural holdings and accommodation grazing land. A healthy Freehold **PROPERTY** known as the "Caudon Estate," in the parish of Caudon, nine miles from Leek and seven miles from Ashbourne, extending over some 517 acres, and including three capital breeding farms and a portion of the well-known Caudon Low Lime Quarries, together with 150 Proprietors' Shares in that undertaking. A useful **GRASS FARM**, situate in the parish of Milwich, together with valuable Freehold Accommodation Holdings and Building Land adjacent to the town of Uttoxeter; ground rents and other properties. The properties are of a variable character, and as such must necessarily appeal to a wide circle of would-be purchasers of real estate. The Crakemarth Hall Estate in its entirety forms a valuable Sporting Residential Property, but it has been divided in such a way that the Mansion may be purchased with any area of land from 100 acres to 1,200 acres. The Caudon Estate will be intersected by the new Leek, Caudon Low and Hartington Railway, and arrangements have been made for the construction of a suitable siding to the quarry. While offering a sound investment on the basis of the present rents, the property will, therefore, with the increased railway facilities, undoubtedly grow in value in the immediate future. The Building and Accommodation Lands near Uttoxeter are admirably situated for meeting the requirements of that growing town, either for residential, manufacturing, or commercial purposes.

MESSRS. WALTON & LEE, in conjunction with Messrs. GEO. BENNETT & SONS have been favoured with instructions to offer the above for **SALE** by **AUCTION**, in a number of convenient lots, at the Town Hall, Uttoxeter, on Tuesday, the 19th of June, 1900, at 12 for 1 o'clock precisely, unless sold meanwhile privately.

No. of Lot.	DESCRIPTION.	AREA.		
		A.	R.	P.
1 & 2	Building land at Uttoxeter	20	—	5
3 to 9	Freehold ground rents at Uttoxeter	—	—	—
10 to 38	Accommodation land nr. Uttoxeter	315	3	10
39	Crakemarth Hall	96	0	1
40	Home Farm and lands	67	2	37
41	Crakemarth Farm	92	3	25
42	Accommodation Land	117	3	35
43	Lowfields Farm	219	3	15
44	Limecroft Farm	110	2	26
45	Paleflat Farm	77	2	0
46	Creighton Park Farm	164	0	34
47	Pasture land	30	2	21
48	Accommodation land	19	3	1
49	Longacre	25	3	35
50	Creighton Farm	27	0	23
51	Spath Farm	38	2	24
52	Accommodation land	29	3	20
53	Leasows Farm	66	0	31
54 to 59	Accommodation land nr. Uttoxeter	177	1	27
60 to 64	Accommodation land at Caudon	7	1	33
65	Part of Caudon Low Quarries and 150 Proprietors' Shares	60	3	38
66 & 67	Accommodation land at Caudon	60	0	20
68	Pasture farm	220	2	8
69	Small holding	24	0	17
70	Grass farm	144	1	26
71	Accommodation land at Garshall Green	11	2	3
72	Garshall Green Farm	117	2	9
Total A.		2,355	2	4

Particulars and conditions of Sale may be obtained of Messrs. LAKE, SHAW-MACKENZIE & Co., Solicitors, 10, New Square, Lincoln's Inn, London, W.C.; of C. H. COWLISSAW, Esq., Solicitor, Uttoxeter; of Messrs. BENNETT & SONS, Land Agents, Buckingham; or of the Auctioneers, at their Offices, 10, Mount Street, Grosvenor Square, London, W.



PERFECT SUMMER and AUTUMN RESORT, within drive of Ullswater, and within sight of the hills of the Lake District, to be **LET** with 6,000 acres of Sporting, from July next, for three months. The property comprises a fine old Baronial Mansion (as above), standing in a richly timbered park, and commanding extensive views. The gardens are extensive and exceedingly picturesque. Trout fishing in stream and lakes.—Recommended by Messrs. WALTON & LEE, 10, Mount Street, W. (7486.)

OFFICES: 10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

For Continuation of Advertisements, see page xiii.

MESSRS. WALTON & LEE,

Advertisements continued from pages iii. and xii.

CARDIGAN (near).—To be LET, furnished, from 29th September next, a very desirable RESIDENCE, standing in extensive park lands and grounds, and containing four reception rooms, fifteen bed and dressing rooms, bathroom, and good domestic offices; stabling for six, large coach-house, man's room, etc.; excellent kitchen garden, vinery, etc. The pleasure grounds are of a delightful character. 500 acres of rough shooting and hunting, two days weekly. Rent £130.—Messrs. WALTON & LEE, 10, Mount Street, W. (5382.)

IN the centre of the Pytchley country, five-and-a-half miles from Northampton, and two miles from a station.—To be LET, furnished, in consequence of the owner having taken up his Residence on a distant family Estate, a well-known MANSION, in the Elizabethan style, built of red brick and half timbered, and standing on the southern slope of a hill in exceedingly pretty grounds. It is approached by two carriage drives, and contains front hall, six reception rooms (including a very fine billiard room), 27 bed and dressing rooms, and excellent offices. Capital water supply. The House is heated throughout. The drainage is of very high order, and gas is made on the premises. Stabling for nineteen horses (eleven boxes and eight stalls), two coach-houses, coachman's house, etc.; well-matured gardens, with full quantity of glass. Gardener's house and men's room. There may be rented with the above (if desired) a model Home Farm of about 200 acres (about 120 acres grass) with a first-class halli's house. Personally inspected and strongly recommended.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (15,400.)



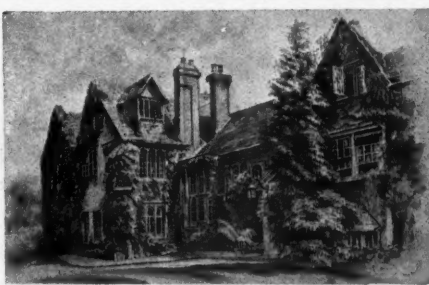
NORFOLK.—5,000 acres of first-class SHOOTING and excellent Trout Fishing.—To be LET, the above FAMILY MANSION, standing in a park of about 800 acres, with large lake; it is approached by two carriage drives, and contains a fine suite of seven reception rooms, billiard room, with about 33 bed and dressing rooms, and good domestic offices; the House is lighted by electric light; the pleasure grounds and gardens are very picturesque and beautiful, and some of the best in Norfolk; excellent stabling for thirteen horses, four coach-houses, with coachman's house, groom's rooms, and mess room. The shooting is very good, the average bag including from 2,000 to 2,500 pheasants, 1,500 to 2,000 partridges, 300 hares, 2,000 rabbits, 20 woodcock, 40 snipe, 50 wild duck, and about 200 various. There are also about two-and-a-half miles of exclusive trout fishing, the best trout running up to 4lb. in weight. Personally inspected and strongly recommended.—Full particulars of the Agents, Messrs. WALTON & LEE, 10, Mount Street, Grosvenor Square, London, W. (15,000.)

CORNWALL (in a lovely district).—To be LET, hand-somely furnished, for about two-and-a-half months this summer, a charming RESIDENCE, in a high situation, containing very fine hall, four reception rooms, eleven bed and dressing rooms, good domestic offices; stabling for four, coach-house, groom's room, lovely pleasure grounds and tennis lawn, kitchen garden. One mile of trout and salmon fishing, 10 guineas per week.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (13,186.)



IN the centre of the Shires.—The above famous sporting RESIDENCE, occupying an excellent position in the choicest locality in Northamptonshire, has now become vacant, after an uninterrupted tenancy of over 40 years, and would be LET, unfurnished, from September next. The House, which is magnificently built, is approached through superbly timbered grounds by a carriage drive, and contains suites of noble reception rooms, billiard room, eighteen bedrooms, etc.; stabling for sixteen horses. Grounds of exceptional beauty, with lake (coarse fishing and water fowl) and rockery. Splendid walled kitchen gardens and paddock, in all about sixteen acres. Under a mile from two stations. The best of society and sport. Hunting with the Pytchley Quorn, Grafton, and Mr. Fernie's. This is an opportunity of securing a perfect property within 70 odd miles of London (good train service, L. & N.W.R.), and amidst unequalled surroundings, which may never recur, and the place should be seen at once.—Personally inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, W. (15,668.)

WARWICKSHIRE (in the prettiest part of the County, three miles from station).—To be SOLD, a remarkably choice RESIDENTIAL PROPERTY of nearly 70 acres, comprising a well-built House, occupying a high position and containing three reception, billiard, and ten bedrooms, etc.; stabling, beautiful grounds, carriage drive, with lodge, farmery, and cottages; good hunting and society. Anyone seeking a really attractive place, amidst superior surroundings, and at a very moderate price, should see this without delay.—Apply Messrs. WALTON & LEE, 10, Mount Street, W. (5687.)



TO ANTIQUARIANS AND OTHERS.—Orpington, Kent; fourteen miles from London, one mile from Orpington Station on the main line of the S.E. Ry. and one-and-a-half miles from St. Mary Cray Station on the L. C. and D. Ry.—The above singularly interesting and attractive RESIDENTIAL PROPERTY, known as "The Priory," extending over an area of upwards of fourteen acres, and comprising a charming old Family Mansion, forming a really beautiful and genuine specimen of the early English domestic architecture. The House contains large front reception hall, with fine paneled beam ceiling and deep embayed window; inner hall; three delightful reception rooms, all fitted with fine old oak and chestnut woodwork and chimney-pieces of the early stone character; an interesting old Crypt, now used as an oratory; nine principal bedrooms and dressing rooms, many of which have the original beams and supports intact; six other good bedrooms and two attics; three w.c.s; two bathrooms; convenient domestic offices, and cellars in keeping with the general character of the House. The House undoubtedly forms one of the finest specimens of the early English style of gabled architecture extant, the original building, dating from the Thirteenth century, being still in a fine state of preservation, while the portions added in 1393 and about 1650 are also in excellent condition, and form one harmonious whole, which is perhaps without equal in this country. The pleasure grounds include fine old gardens with monks' walk and rookery, secluded dell, three separate lakes, tennis lawn, together with excellent kitchen garden; there are also stabling for three horses, with coach-house, outbuildings (readily convertible into additional stabling), bicycle house, and five cottages, together with four enclosures of rich grazing land.

MESSRS. WALTON & LEE have been favoured with instructions to offer the above for SALE by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Monday, the 25th day of June, 1900, at TWO o'clock precisely (unless previously sold privately).—Particulars may be obtained of Messrs. LAKE, SHAW-MACKENZIE & CO., Solicitors, 10, New Square, Lincoln's Inn, London, W.C.; and of the Auctioneers, 10, Mount Street, Grosvenor Square, London, W.



AN UNDOUBTED BARGAIN.—In a romantic situation on the coast, overlooking Morecambe Bay, within easy distance of the Lancashire Lake District and large manufacturing centres in the Midlands. To be SOLD, the above unusually attractive RESIDENCE (cost about £30,000 to build), most substantially erected of stone and exceptionally well fitted, handsomely decorated and in thorough order. Contains four reception rooms, billiard room, thirteen bed and dressing rooms, bathroom, and very good offices. Excellent stabling for six, coach-house, small farmery, and cottage. Delightfully-timbered pleasure grounds, lawns, and woodlands, extending to the sea, walled kitchen garden, and rich grass paddock, in all about twelve acres. Price £6,000 or close or. A great bargain. Inspected and highly recommended.—Messrs. WALTON & LEE, 10, Mount Street, W. (15,731.)



BEAUFORT COUNTRY (in a favourite part of, two-and-a-half hours by rail from London).—To be SOLD, a Freehold RESIDENTIAL PROPERTY, comprising the above genuine Elizabethan House, with about eight acres of gardens, plantations, pleasure grounds and park land. The House contains large central hall, three spacious reception rooms, ten bed and dressing rooms, five servants' ditto, and commodious offices. Stabling for four horses with all accessories, and other convenient outbuildings. Exceedingly pretty, but inexpensive pleasure grounds with full complement of glass.—Messrs. WALTON & LEE, 10, Mount Street, W. Personally inspected. (15,702.)

NORTH WALES.—Criccieth (close to the sea, with private road to the beach).—A charming RESIDENCE, standing in about four acres of grounds and wood, to be LET for any period, from four weeks to nine months. Nine bedrooms, bathroom, three reception rooms, sitting room, two kitchens, offices, etc.; large kitchen garden.—Messrs. WALTON & LEE, 10, Mount Street, W. (14,835.)



SURREY (in a very favourite part).—To be LET, well furnished, for the summer months, the above very charming and most delightfully situated COUNTRY HOUSE, containing large hall, three large reception rooms, billiard room, twelve bed and dressing rooms; stabling for seven, five acres of beautiful grounds with two tennis lawns. Under a mile from good station, one hour from the City.—Terms of Messrs. WALTON & LEE, 10, Mount Street, W. (15,692.)

BUCKINGHAMSHIRE.—Announcement of SALE of a number of important Freehold AGRICULTURAL and ACCOMMODATION PROPERTIES, situate in the parishes of Thornborough, Nash (Whaddon), Stewkley, and Cublington, together extending over an area of nearly 1,300 acres, and comprising most desirable agricultural holdings, and breeding and dairy farms, fully equipped with superior farm-houses, well-designed homesteads and cottages, known as "Thornborough Grange," and in the Vale of Aylesbury, "Littlecote Farm" and "Cublington Manor Farm;" an old-established beer house, occupying a capital position in the village of Thornborough; small holding with suitable house and buildings at Nash, and various enclosures of accommodation and woodland in that locality. The agricultural properties which are almost entirely under grass, are situate in a first-class hunting country, and with their superior houses and homesteads are eminently suitable for the occupation of those who, while interested in such agricultural pursuits as appertain to an easily managed pastoral farm, are also desirous of enjoying the pleasures of hunting.

MESSRS. WALTON & LEE, in conjunction with Messrs. GEORGE BENNETT & SONS, have been favoured with instructions to offer the above for SALE by AUCTION in the following convenient lots, at the "Svan and Castle" Hotel, Buckingham, on Friday, the 22nd June, 1900, at 1 for 2 o'clock precisely (unless sold meanwhile privately).

SUMMARY OF LOTS.

No. of Lot.	DESCRIPTION.	QUANTITY.		
		A.	R.	P.
1	Thornborough Grange	347	2	10
2	Western Green Farm	100	2	14
3	Beer House and Paddock	4	0	23
4	Nanleys Brake	6	0	32
5	Bakehouse and Paddock	0	1	39
6	Small Holding	3	2	2
7	Accommodation Land	5	3	23
8	Ditto	4	3	24
9	Ditto	5	1	33
10	Ditto	1	2	1
11	Ditto	6	3	5
12	Littlecote Farm	419	0	12
13	Rockwell Ground	25	3	21
14	Accommodation Holding	34	1	31
15	Cublington Manor Farm	330	0	28
Total A.		1296	2	18

Copies of the particulars, with plans and conditions of Sale may be had on application to Messrs. LAKE, SHAW-MACKENZIE & CO., Solicitors, 10, New Square, Lincoln's Inn, London, W.C.; Messrs. GEORGE BENNETT & SONS, Estate Agents, Buckingham; or of the Auctioneers, at their offices, 10, Mount Street, London, W.



WELL-APPOINTED COUNTRY SEAT, as above, commanding grand views, to be LET (for the summer months, or by the year), elegantly furnished, together with 1,200 acres of shooting (or more). It is finely situated in a lovely neighbourhood, one mile from a station, about eight miles from Ashbourne, and contains a suite of well-proportioned reception rooms, billiard room, seventeen bedrooms; and stabling for six; electric light; cottages and pasture land if required; beautiful matured grounds; gravel soil; three packs of hounds. Very moderate rent.—Inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, W. (13,824.)

OFFICES: 10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

ALEX. H. TURNER & CO., 199, Piccadilly, London, W.

Branch Offices: GUILDFORD, WEYBRIDGE and READING.

Telephone 2753 (Gerrard).



FINE OLD MANOR HOUSE and 150 acres in a lovely part of Worcestershire, situate on an eminence in a well-timbered 80-acre park, etc. Spacious hall, three reception, thirteen bedrooms, etc.; first-rate stabling, loose boxes, etc.; nine cottages, most prolific kitchen and fruit gardens, and Orchard. Soil very rich light loam on sandstone. Fishing in river passing this property. Price £11,000.—Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W.

A.D. 1600. FINE OLD ELIZABETHAN RESIDENCE.



BERKS (half-a-mile from a lovely reach of the Thames, fifty minutes from town).—To be LET, handsomely furnished, or on Lease, this fine old Residence, in grandly timbered grounds and park. Ample stabling, and every accommodation for a large establishment. Good hunting, golf, shooting. New sanitary arrangements. Telephone.—ALEX. H. TURNER, 18, Blagrove Street, Reading, and 199, Piccadilly, W.

OXFORDSHIRE. TWO MILES FROM THE THAMES. FIRST-RATE HUNTING.



A FINE OLD MANORIAL RESIDENCE, in beautiful old grounds and gardens, with rookery and avenue of old elms. Fine hall, with quaint oak staircase, billiard and four reception rooms, twelve bedrooms, bath, etc.; stabling for five, and outbuildings. Area, about five acres. First-class hunting. Station two miles. Price only £4,500. Freehold.—Recommended by ALEX. H. TURNER & CO., 18, Blagrove Street, Reading, and 199, Piccadilly, W.

WITH OVER THREE MILES OF FISHING.

HANTS (one-and-a-half hours from town, 400ft. above sea).—For SALE, a charmingly fitted, picturesque modern RESIDENCE, containing large hall and spacious reception rooms, fourteen bedrooms, bath, etc., servants' hall. Stabling, with men's rooms; carriage approach, with lodge. Approaching 80 acres of grounds, lawns, walled kitchen gardens, orchard, and meadow. Gravel soil.—Price and full particulars of ALEX. H. TURNER & CO., 199, Piccadilly, W.

HEATH AND ROUGH LAND.—2,500 acres. Suffolk, on the light soil, two hours London. To be SOLD, at extremely moderate price, a SHOOTING PRESERVE and MANSION, in central position, high, lovely old park, large hall, four reception, billiard room, eighteen bed and dressing rooms; extensive views, long drive, lodges, cottages, and buildings, first rate repair. Estate is well timbered, large extent of gorse and bracken (overt 150 acres of woods). The whole an ideal shooting, bag about 12,000 to 13,000 head. Exclusively used for preservation of game, strictly preserved. Fishing and boating close by. £38,000, including valuations; timber alone worth about £13,000, buildings a like figure, etc. Gross income average about £1,200 per annum.—Agents, Messrs. ALEX. H. TURNER & CO., 199, Piccadilly, W.

BICESTER COUNTRY (on G. C. Ry.).—Very attractive old RESIDENCE for SALE or to be LET, in very high and bracing position. Eleven bed and dressing rooms, four reception rooms, billiard room; stabling for eleven, charming gardens, lawns and grass land of ten acres (more may be had); hunting with three packs. A bargain at £6,000, Freehold. All in perfect order.—ALEX. H. TURNER & CO., 199, Piccadilly, W.



SUSSEX COAST (high, two-and-a-half miles from the sea and near a capital town, within ten miles of Brighton).—For SALE, the above fine old PARK, 80 acres, with a most charming House, entirely arranged on two floors; four large reception rooms and halls, billiard room, sixteen bedrooms, etc.; large stabling, conservatories, and glass, lodges, avenue, drive, lovely fruit and pleasure gardens, magnificent timber in park, etc.—Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W.

HATFIELD DISTRICT, and within easy drive of the main line, G. N. R., and St. Alban's.—To be SOLD, 50-ACRE PROPERTY. Capital house 500ft. above sea, and near village, and supplies four reception, billiard, and fourteen bed and dressing rooms; stabling, two lodges, and cottages.—Price £15,000.—Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W.



HANTS, in a really beautiful position, with grand views to south. Near station. The above charming modern HOUSE, containing eight bed and dressing rooms, bath (h. & c.), four-and-a-half acres grounds. Stabling. Convenient for London. Gravel soil. Rent £250. Personally inspected and recommended.—Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W.



WEYBRIDGE (near).—The above picturesque RESIDENCE, standing in charming old grounds of three acres. Ten bed and dressing rooms, two bathrooms, spacious hall, capital stabling. Glass. Near station; 40 minutes from town. Price, £3,500.—ALEX. H. TURNER & CO., 199, Piccadilly, W., and at Weybridge.

MUST BE SOLD; very great bargain. £10,000 Freehold Sussex, unrivalled high position panoramic views. One-and-a-half miles from station, telegraph, and large village, one-and-a-half hours from London and fifteen miles from coast. Delightful RESIDENTIAL PROPERTY 125 acres, with 25 acres of woodlands and coverts, remainder capital park-like land and pasture, richly timbered, surrounded by highly preserved estates, bounded by nearly mile of trout (and other fishing) stream; gabled picturesque well-matured modern House. Four reception rooms, and a billiard room (36ft. by 25ft.), eight or nine good bedrooms, etc.; perfect repair. Modern stabling for six or more; four men's rooms, extra stabling, two lodges, model farmery. Inexpensive but most delightful grounds, ornamental lake, boat and summer-houses, walled gardens. Subsoil sandstone. Has cost the owner nearly £20,000. A large addition could be made to the House without heavy outlay.—Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W.

3½ PER CENT. NET (West of England).—For SALE, Fishing, Shooting, and RESIDENTIAL ESTATE; ten miles of coast, six of market town; 500ft. above sea level; area 3,000 acres; ancient picturesque Mansion, in centre of park, etc., south aspect; panoramic views; delightful grounds; large trout lake in park; minstrels' gallery; quaint suite of seven reception and sitting rooms, 20 bedrooms, etc.; fishing, two streams pass through, and there is a mile of trout fishing in the boundary river; capital woodlands; land all let. Rent roll over £2,000; outgoings about £100; two-thirds mortgage at 3 per cent. if required. Recommended.—ALEX. H. TURNER & CO., 199, Piccadilly, London, W.



ONE of the most exquisite PROPERTIES in Surrey may be acquired by private negotiation, situate in a delightful district near Esher and Claremont Park. It combines beauty and ruralness, with easy access to City and West End. The gardens, grounds, and miniature park, are grandly timbered, and the splendid old lawn studded with magnificent specimen trees, and sloping to the banks of the Mole, is a feature of the greatest possible attraction. The House is most solidly built and fitted, and lighted by electricity; there are charming halls and oak staircase, capital billiard room, elegant reception rooms, conservatory, complete domestic offices, fifteen bedrooms (large and small), bathrooms. Water laid on. Entrance lodge, gardener's house, glasshouses, stabling, excellent farm buildings, etc., in all about 35 acres. The whole in perfect order, and of which early possession can be had. Freehold, and free of land tax and tithe.—Inspected and very strongly recommended by the Sole Agents, ALEX. H. TURNER & CO., 199, Piccadilly, W., and Weybridge.



£6,000 (Surrey).—In a lovely district, fifty minutes from City and West End, overlooking a pretty common, very healthy situation, with beautiful views to the south. Reception hall, 24ft. by 16ft.; drawing room, 40ft. long; two other reception rooms, large servants' hall (or billiard room), thirteen bedrooms, bath, etc.; stabling, with four men's rooms. Charming grounds, with two lawns, rookery, most productive kitchen gardens, stocked with every kind of fruit tree, and meadow, about seven acres in all (more grass land adjoining may be had if desired). The whole in perfect order.—Further particulars of the Agents, Messrs. ALEX. H. TURNER & CO., 199, Piccadilly, W. Recommended.

A MOST REMARKABLE BARGAIN.

GCODWOOD DISTRICT (high, very healthy, within a drive of the sea; gravel soil).—A most attractive old-fashioned RESIDENCE, recently modernised and improved at enormous expense (£5,000 has been expended on the additions, parquetierie work and oak panelling alone), electric light, etc. Fine hall, billiard room, eleven bed and dressing rooms besides servants' rooms. Stabling for eight, farmery. Finely-timbered old grounds, lawns, rookery, kitchen garden, orchard and grass land approaching 20 acres.—Recommended by ALEX. H. TURNER & CO., 199, Piccadilly, W. (Photo.)



FINE OPEN BRACING SPO in Surrey, 600ft. above sea, on sandy soil, amidst grand scenery. The above picturesque RESIDENCE for SALE, most substantially built, and standing in seventeen acres of grounds. Lawns, walks, productive kitchen gardens and grass lands. Drawing room, 24ft. 3in. by 20ft. 3in.; billiard room, 29ft. by 21ft. 4in.; dining room, 24ft. 3in. by 17ft.; nine bed and dressing rooms; bathroom. The Residence could readily be added to at moderate cost. Stabling for three. Price for the whole seventeen acres, or with only eight acres, on application to Messrs. ALEX. H. TURNER & CO., 199, Piccadilly, W. Inspected.

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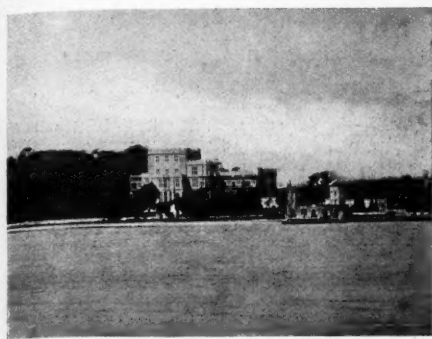
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BRANKSEA ISLAND.—This unique RESIDENTIAL SPORTING and YACHTING ESTATE on the Dorset Coast to be SOLD. It is within a quarter-of-a-mile of the mainland at the entrance to Poole Harbour, and is accessible at all seasons and tides. It extends to about 760 acres, and comprises a fine old Castle recently rebuilt, magnificently appointed and affording ample accommodation for a nobleman or gentleman's establishment, together with park and pleasure grounds of great natural beauty, several villas, cottages, etc. The Castle contains a grand central hall, 56ft. by 23ft.; a suite of noble reception rooms, billiard room, fifteen maid servants' rooms, five rooms for men servants, and complete range of offices. It is lighted by electricity throughout and heated by hot water.



THE BATTERY SLOPE.

Stabling (on the mainland) for six horses, grooms' rooms, coachman's cottages, etc. The island is grandly timbered and there are excellent coverts for preserving a large head of game, the bag averaging 1,000 to 1,500 pheasants, 1,500 rabbits, besides partridges, wild fowl, etc. There are two water lakes stocked with trout.



THE HIGHER LAKE.

Panoramic views of great beauty and extension are obtained on all sides; the soil is gravel and sand, and the climate bracing and healthy.—Price and detailed particulars and plan of Messrs. GIDDY & GIDDY, who have personally inspected and very strongly recommend this unique Estate, than which there is no more attractive place in the market or one which would give to a purchaser such a variety of sport and the ownership of a Country seat possessed of more interesting and historical associations.—Estate Offices, 4, Waterloo Place, Pall Mall; or of Messrs. TROLLOPE & SONS, 14, Mount Street, W.

SURREY (Sussex borders), in a lovely and much-sought-after district.—Freehold RESIDENTIAL and SPORTING ESTATE of 200 acres for SALE, half woodland, remainder grass and arable, with small old-fashioned Residence, large farm-house, and complete buildings. Excellent sporting (readily LET at £50 per annum), the property being surrounded by highly preserved Estates. Price £6,500.—Full particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

IN A LOVELY DISTRICT.

BETWEEN GODALMING and FARNHAM (amidst one of the most beautiful districts in the Home Counties),—To be SOLD, a very attractive Country HOUSE, standing high and commanding extensive views. It contains billiard room, four reception rooms, twelve bedrooms, and bathroom; the stabling is for six horses, with coachman's cottage, pleasure ground laid out in terraces, with tennis and other lawns, and there is good kitchen garden, with range of glass, paddock, etc. sand and gravel soil.—Full particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

SURREY, in the favourite district of Windlesham.—To be SOLD, a delightful FREEHOLD PROPERTY of about twelve acres, with picturesque Residence, containing eight bed and dressing rooms, bathroom, three reception rooms, etc.; stabling for two, and charmingly arranged grounds. Price £6,500. Inspected and recommended.—Apply Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.



THE GARDEN FRONT.

BANKS OF THE THAMES (Maidenhead, in a beautiful situation, facing Taplow Court, with a long frontage to one of the loveliest reaches on the River).—To be SOLD, an exceedingly valuable and singularly attractive RIVERSIDE PROPERTY, known as Woodhurst, about equidistant from Maidenhead and Taplow Stations, comprising a modern Residence of moderate size, with very charming pleasure grounds, stabling, lodge, etc., in all about ten acres. The House, of red brick, tiled and gabled, was built about thirteen years ago regardless of cost, and is approached by a carriage drive with a very picturesque lodge entrance of six rooms.



THE RIVER FRONT.

It comprises the following accommodation.—On the ground floor: outer hall communicating by a stained-glass screen with the spacious entrance hall (tile-paved and having handsome staircase rising to the first floor) from which reception rooms are reached, comprising very elegant drawing room, 24ft. by 21ft., exclusive of large bay window 3ft. deep; morning room, 16ft., exclusive of bay window, by 13ft., communicating with handsome conservatory heated by hot-water pipes, and dining room, 20ft. by 18ft. These rooms are tastefully and expensively decorated, and all open by casements on to the tile-paved verandah, which extends round three sides of the House. The offices, on the same level, are very complete, and include housekeeper's room, servants' hall, butler's pantry and bedroom adjoining, kitchen, scullery, larder and good wine cellar, and out-offices with w.c., beer and coal cellars, boot and knife hole and meat larder. On the first floor, approached by a handsome principal and secondary staircase, are nine principal bed and dressing rooms, charming boudoir 21ft. 6in. by 13ft. 6in. or bedroom, fitted bathroom (hot and cold), two w.c.'s and housemaid's sink (hot and cold). Some of these rooms command very pretty views of the Thames. On the second floor, reached by a secondary staircase, are three servants' rooms and box and cistern rooms. The principal aspects of the House are south and east. Gas and water are laid on, and the sanitary arrangements are believed to be perfect.



THE LODGE FROM THE RIVER.

Stabling with two stalls, loose box, coach-house, saddle room, and coachman's cottage with four rooms. There are also cow-houses (Musgrave's fittings), pigsties, and other outbuildings, all in perfect order. The pleasure grounds are an exceedingly attractive feature, and adorned with some fine old timber and flowering shrubs. They are justly famed as being some of the prettiest in the district, are perfectly secluded, and are tastefully laid out in wide-spreading lawns, tennis and croquet courts with summer-house, shrubbery and terrace walks, etc. There are well-stocked kitchen gardens and range of glass, comprising two hot-houses, two greenhouses, stove-house and frames. Landing-stage to the river. The property includes four paddocks and a long frontage to the river. Paddocks adjoining of ten and three-and-a-half acres respectively, with valuable river frontage, can be purchased if required. The soil is gravel and sand.

MESSRS. GIDDY & GIDDY are instructed to SELL the above, by AUCTION, at the Mart, Tokenhouse Yard, E.C., on FRIDAY, July 20th, 1900, unless previously disposed of by private treaty. Particulars (now in course of preparation) can be obtained of Messrs. TURNER, SON, & FOLEY, Solicitors, 101, Leadenhall Street, E.C., and with cards to view of the Auctioneers, 4, Waterloo Place, Pall Mall, S.W., and Branch Offices, Maidenhead and Sunningdale, Berks.



THE CHOICEST PLACE ON THE THAMES.

ONE HOUR'S RAIL FROM TOWN, in a lovely reach of the river.—To be SOLD, what may fairly be termed the most beautiful RIVERSIDE ABODE on the Thames, standing in lovely pleasure grounds extending to the water's edge, and comprising moderate-sized Residence, with three or reception rooms, charming hall, about fifteen bedrooms, etc.; stabling, lodge, model dairy, and every possible adjunct that comfort and luxury can devise. The grounds baffle description and are unique.—Messrs. GIDDY & GIDDY have inspected the property, and will be pleased to give further information concerning it on application at their offices, 4, Waterloo Place, Pall Mall, S.W., and Maidenhead.



HEREFORDSHIRE.—The above attractive Freehold stone-built COUNTRY HOUSE for SALE, with surrounding park of about 40 acres. It stands high, commands extensive views, has south aspect, is approached by carriage drive, beneath the avenue of fine old trees, and contains good hall, drawing and dining rooms, library, breakfast room, bath-room, ten bedrooms, and offices; stabling for five horses and farmery. Beautiful grounds, ornamented by grand old trees, excellent walled kitchen garden. Sandstone subsoil; exceptionally healthy and beautiful district.—Full particulars of Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.



WIMBLEDON.—To be SOLD or LET, the above elegantly-appointed RESIDENCE, being one of the best built in the district. It contains ten bed and dressing rooms, billiard room, three reception rooms, and all other conveniences. Ground about two acres. Price £7,000. Rent £270 per annum.—Apply, Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

TWO-AND-A-QUARTER HOURS FROM TOWN, and within a drive of a first-class station on the G.N.R., whence London is reached in one-and-a-quarter hours.—SPORTING ESTATE of between 2,500 and 3,000 acres to be SOLD, the farms being all LET to good tenants, and the Mansion, which affords good accommodation, having all necessary appurtenances; good stabling; range of glass; attractive grounds. The partridge shooting is first-class (about a bird to the acre), and there are coverts capable of holding a considerable number of pheasants; hunting with two packs.—Full particulars of the Agents, Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

SUSSEX (between Horsham and Three Bridges).—To be SOLD, a choice RESIDENTIAL ESTATE of nearly 120 acres, with charming and picturesque Residence, in a lovely position, with fine views; the accommodation comprises three reception rooms, billiard, twelve bedrooms, two bathrooms, complete offices, etc.; excellent stabling and fine old grounds, lodge, two cottages, farmery, well-timbered park-like meadow land, woodlands, and a little arable.—Full particulars, plans, and photos from the Agents, Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

WOKING.—The Freehold for SALE of ONE of the choicest moderate-sized RESIDENCES in this favourite and healthy neighbourhood, occupying a charming position on the crest of a hill, and well sheltered from cold winds. The House is splendidly built and fitted throughout with every convenience regardless of cost, including a complete installation of electric light. Contains large hall, three reception, and ten bed and dressing rooms, bathroom, servants' hall, and offices. Ample stabling. Pretty matured grounds and woodland, in all about three acres.—Inspected and strongly recommended by Messrs. GIDDY & GIDDY, 4, Waterloo Place, Pall Mall, S.W.

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ONE HOUR OF TOWN.

4,371 ACRES of SHOOTING to LET, including about 400 acres of coverts. Bag, 4,200 pheasants, 340 brace of partridges, 600 wild duck, and any quantity of rabbits, and various. Rent, including all rearing expenses and keeper's wages, £2,500 for the season.—Messrs. KNIGHT, FRANK and RUTLEY, as below.



Three acres; nine bed and dressing rooms; stabling for three. Half-an-hour of town.

TO BE SOLD, the above picturesque RESIDENCE, standing on gravel soil. Accommodation: two halls; library, 15ft. by 11ft.; dining room, 26ft. by 16ft., with oak panelling; drawing room, 36ft. by 18ft., domed conservatory, nine bed and dressing rooms, two bathrooms, etc., the whole in perfect order. Stabling for three; pretty gardens and grounds of three acres; telephone laid on. Price for the lease of 63 years unexpired, at a ground rent of £25 per annum, £3,500.—Agents, Messrs. KNIGHT, FRANK & RUTLEY, as below.

Estate of 735 acres for Sale, at a price to pay 4 per cent. NEAR Norwich, and within easy reach of the Norfolk Broads, Cromer, Yarmouth and Lowestoft.—A Freehold ESTATE of 735 acres to be SOLD, with a Residence standing in a park of 40 acres, three or four reception, twelve bedrooms. Farmhouse, farm building, 22 cottages; all let. Good shooting.—Agents, Messrs. KNIGHT, FRANK & RUTLEY, as below.



ONE HOUR FROM TOWN. STATION FIVE MINUTES. Price £3,500, Freehold. Gravel soil.

HERTS.—To be SOLD the above RESIDENCE, in good repair. Accommodation: entrance hall, oak-panelled dining room, 21ft. by 19ft.; drawing room, 26ft. by 12ft.; boudoir, breakfast room, study, eleven bedrooms, bathroom, and usual offices, three staircases; stabling for seven. Garden of two acres, with viney, glasshouses, tennis lawn, etc.; also some fine old timber. Gas laid on.

NEARLY 2,000 ACRES first-rate hunting.—MANORIAL ESTATE, with fine old Mansion 500ft. above sea level, to be SOLD. Billiard room, 30 bed and dressing rooms; stabling for 30.—Picture at offices of Messrs. KNIGHT, FRANK & RUTLEY, as below.



BANKS OF THE THAMES, MAIDENHEAD.

TO BE SOLD, the above well-built RESIDENCE, standing in exceptionally attractive old-fashioned grounds, with a frontage to the river of 320ft., and forming one of the most beautiful properties on the Thames. Accommodation: billiard hall, 31ft. 6in. by 16ft. 3in. (arranged as lounge hall and billiard room), with gallery; dining room, 22ft. 6in. by 18ft.; drawing room, 24ft. by 16ft.; study, 10ft. 6in. by 10ft.; morning room or library, 15ft. by 12ft. 6in.; thirteen bedrooms (22ft. 6in. by 18ft., 26ft. by 16ft., etc.); three bathrooms, excellent domestic offices, etc. Gas and water laid on, and the House is wired for electric light; main drainage. Ornamental stabling for five, coach-houses, etc. Conservatory, forcing pits, etc.—Messrs. KNIGHT, FRANK & RUTLEY, as below.

AUCTIONS, 1900.

AUCTIONS OF LANDED ESTATES.

AUCTIONS OF RESIDENTIAL PROPERTIES.

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MESSRS. KNIGHT, FRANK & RUTLEY,
AUCTIONEERS,
9 & 10, Conduit Street, London, W.

STUD FARM to LET, within forty-five minutes of Waterloo; accommodation for 60 to 100 horses.—Full particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below.



Thirty-five minutes of the City.

THE above well-built RESIDENCE, situated in a favourite district within twelve miles of London, and yet quite rural in character, to be sold with sixteen-and-a-half acres. The Residence is in perfect order, built on two floors, and is well arranged with every modern convenience. It contains entrance hall, 13ft. by 12ft.; lofty inner hall, 25ft. 6in. by 17ft. 6in., with handsome open-timbered roof, and a central staircase with gallery on three sides; drawing room, 29ft. by 22ft.; conservatory, 31ft. by 15ft. 6in.; dining room, 24ft. 8in. by 16ft. 6in.; library, 17ft. by 14ft.; boudoir, 16ft. by 14ft.; billiard room, 26ft. by 18ft., with bay, lavatory (h. and c.), etc.; well arranged and complete offices, with servants' hall. First floor—nine best bedrooms (h. and c.); three servants' bedrooms. Out-offices in paved court-yard, dairy and laundry complete. Detached stabling of three stalls and two loose boxes, loft, harness room, coach-house for four. The gardens and grounds are unusually attractive. Lawn available for two tennis courts, miniature park, flower, fruit and kitchen gardens, and plant and forcing houses. The soil is loam; sub-soil, gravel. There is also a farm-yard. Price £12,000, Freehold.—Further particulars, plan and photographs of Messrs. KNIGHT, FRANK & RUTLEY, as below.



TO YACHTING MEN. Overlooking the Solent.

THE above CASTLE to be SOLD. It is beautifully situated on the coast of the Isle of Wight, and stands in a miniature park, the whole comprising 148 acres. Accommodation: entrance hall, four reception rooms, billiard room, and about 30 bed and dressing rooms. The principal bedrooms are heated by hot water coils; gas and water laid on. There is stabling for ten horses, excellent farm buildings; bailiff's house; a boat-house, etc.—Series of photographs at offices of Messrs. KNIGHT, FRANK & RUTLEY, as below.

£7,000.—A small ESTATE of over 100 acres, dis-
sected by a stream, with a good House, containing nine bedrooms, and standing in a miniature park. First-rate stabling, outbuildings, cottages, etc.; good hunting. Two hours of town.

200 ACRES.—Park, with buildings easily adapted to a golf club and course, to be SOLD; within forty-five minutes of town.—Particulars of Messrs. KNIGHT, FRANK and RUTLEY, as below

Near Richmond Park, and quite in the Country.

TO LET, furnished, or for SALE, an extremely picturesque RESIDENCE, situated in beautiful pleasure grounds and park land of 32 acres. Accommodation: entrance hall, inner hall, 22ft. by 22ft.; with oak staircase, drawing room, 46ft. by 30ft.; oak dining room, morning room, 24ft. by 22ft.; billiard room, library, small study, 20 bedrooms, bath, and dressing rooms, and good domestic offices, including housekeeper's room and servants' hall. Stabling: six stalls, coach-house, and three rooms over; small farmery laundry, etc. Tastefully laid out pleasure grounds, flower and kitchen gardens, and well timbered park-like land. Excellent water. Would be LET for the summer months or by the year, or would be SOLD.—Agents, Messrs. KNIGHT, FRANK & RUTLEY, as below.

45 Minutes of the City. Station on the Estate.

650ft. above sea level; grand views; bracing air; golf.

THE TATTENHAM PARK ESTATE.

Season Tickets half the usual rates to first occupiers of houses on the Estate.

FIRST-RATE COUNTRY HOUSES will be thoroughly well built on the above Estate, with every modern convenience to suit tenants' or purchasers' requirements. The property is surrounded by Banstead and Walton Heath and Epsom Downs.—Full particulars of Messrs. KNIGHT, FRANK and RUTLEY, as below, and at their office upon the Estate.

20,000 ACRES of SHOOTING in the North, with a grand historical CASTLE, standing in an extensive deer park. Excellent shooting and ten miles of trout fishing. Furnished.—Rent and full details of Messrs. KNIGHT, FRANK & RUTLEY, as below.

7,000 ACRES (50 miles of town).—To be SOLD at a price at which the Estate would form a good investment, a grand RESIDENTIAL and SPORTING ESTATE, with a fine old Family Mansion seated in a deer park of some 600 acres; stabling for 40 horses.—Messrs. KNIGHT, FRANK & RUTLEY, as below.



BETWEEN BRIGHTON and LONDON MAIN LINE.

TO BE SOLD, a very beautiful ESTATE of 400 acres, situated in the prettiest part of Sussex. The House, built regardless of cost, and in perfect order, contains five reception and fourteen bed and dressing rooms; stabling for six. The old pleasure gardens and grounds include tennis lawns, and cricket ground. The farms are let. Partridge shooting good.—Messrs. KNIGHT, FRANK & RUTLEY, as below.



Half-an-hour from Bath. One hour from Swindon or Bristol.

TO BE SOLD, a RESIDENTIAL PROPERTY within a mile of a good station. The Residence, as above, is exceptionally well-built of stone, and in perfect order throughout. Accommodation: entrance hall, 29ft. by 18ft.; dining room, 27ft. 10in. by 24ft.; drawing room, 32ft. 9in. by 17ft., opening into magnificent conservatory or winter garden; billiard room, 24ft. 2in. by 18ft. 10in.; morning room, 32ft. 9in. by 16ft.; fifteen bed and dressing rooms, two bathrooms, and domestic offices, including two butler's pantries, servants' hall and butler's sitting room; sandy soil; first-rate stabling, comprising four loose boxes, two stalls, two large coach-houses, coachman's cottage, kennels, and straw yard with three stalls, fattening shed, etc.; pretty grounds with ornamental water and playing fountains; gardener's cottage, extensive greenhouses, etc. Price (with about 20 acres), Freehold, £9,750; or for the whole Estate on application.—Plans and photos, at offices.



Between Manchester and Birmingham. Nearly 1,000 acres and the above well-built Residence. Shooting over 2,000 acres.

TO BE SOLD, a RESIDENTIAL ESTATE, producing about £1,500 per annum, exclusive of the rental value of the Residence and shooting, which are in hand. The Residence is well-built, and contains about fifteen bed and dressing rooms, also men servants' bedrooms. Stabling for thirteen. 1,000 acres of shooting adjoining is rented by the present owner.—Messrs. KNIGHT, FRANK & RUTLEY, as below.

Head Office: 9, CONDUIT STREET, LONDON, W. Country Office: Tattenham Park, Tadworth, Surrey.
For continuation of Estate Advertisements, see page v.

MESSRS. CHAMPION & BUSBY, 27, CHARLES STREET, ST. JAMES'S, S.W.



SURREY (in a lovely neighbourhood).—To be SOLD, a delightfully old-fashioned RESIDENCE, standing in very pretty grounds of about five acres. It contains large hall, three reception rooms, ten bed and dressing rooms, bathroom, and good domestic offices. Stabling for four horses, with men's rooms over; gardener's cottage, with six rooms. The grounds, which are beautifully laid out, comprise flower and kitchen gardens, Dutch garden, tennis courts, orchard, etc. The glass-houses consist of three greenhouses, large vinery, camellia and cucumber houses, fernery, and melon pits, all heated by a well-planned system of hot water. Company's water laid on to House and throughout the grounds. Modern sanitation. Gravel and sand soil. Good hunting, shooting, fishing, and golf can be had in the immediate neighbourhood.—Detailed particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6459.)

TUNBRIDGE WELLS DISTRICT.—(800 feet above sea-level). To be SOLD or LET, a superior modern RESIDENCE standing on gravel soil in a bracing situation, and amidst lovely scenery. The House which is approached by a good carriage drive contains pretty hall, three nice reception rooms, eleven bed and dressing rooms, bathroom (h. & c.) and complete domestic offices.—The grounds of one-and-a-half acres comprise, flower and kitchen gardens with a tennis lawn. Sanitary arrangements excellent; good water supply; gas laid on. Church, doctor and post-office ten minutes' walk. Hunting.—Price and full particulars of Messrs. CHAMPION & BUSBY as above. (C. U. 6460.)



SURREY—The above well-appointed RESIDENCE to be SOLD, situate close to main line station, forty-five minutes of town. It contains noble entrance hall, three spacious reception rooms, billiard room, eight bedrooms, and usual domestic offices; stabling for five horses, range of glass houses, and small farmery; ornamental grounds of two-and-a-half acres. A meadow of about the same size can be hired at a nominal rent if desired. Modern drainage on the most approved principle; gas and water laid on. Plans have been prepared for several additional bedrooms, which can be added at a small cost.—Full particulars of Messrs. CHAMPION and BUSBY, as above. (C. U. 6261.)

SUFFOLK.—To be SOLD, a really excellent Freehold Farm of about 133 acres, principally grass, and the land is some of the best in the county. There is a small RESIDENCE in excellent repair, containing two sitting rooms, six bed and other rooms and domestic offices. (Could easily be added to). One cottage near outer entrance. Post-office, churches, schools, etc., are within easy distance. Roads excellent affording easy conveyance of farm produce; good fishing and boating, and near famous broads. £20 per acre, including the fine old oak timber upon the ESTATE.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6450.)



LINCOLNSHIRE (one mile of station on main line).—To be SOLD, or would be LET, the above substantially-built RESIDENCE, standing in grounds of about nineteen acres, and commanding extensive views. It contains three reception rooms, eight bedrooms, bathroom, good domestic offices, dairy, etc.; stabling for five horses, with buildings easily converted into accommodation for twelve horses, large coach-house, and good farm buildings. The grounds comprise pleasure and kitchen gardens, well-stocked orchard, three enclosures of pasture and one of arable land, vinery. The House is fitted with hot-water pipes and supplied with gas by Muller's "Alpha" gas-making machine. Good water supply. Hunting. Price, Freehold, £2,500.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6458.)

KENT (within easy reach of town).—To be SOLD, a charming Freehold RESIDENCE, standing in about six acres, and commanding beautiful and extensive views. It contains handsome entrance hall, 22ft. by 16 ft., with panelled ceiling and parquet floor; drawing room, 30ft. by 17ft., communicating with conservatory, 33ft. by 17ft. 6in.; dining room, 22ft. by 15ft. 6in.; morning room, 21ft. by 11ft. 6in.; lofty billiard room, 30ft. by 20ft., with lavatory; eleven bed and dressing rooms, two bathrooms, servants' hall, and the usual domestic offices. Detached modern stabling for three horses, with three living rooms and scullery over. A small farmery, comprising two-stall cow-house, three loose boxes, and other outbuildings. The pleasure grounds, which are well-matured and laid out, include two large tennis lawns, two kitchen gardens with glass-houses, orchards and paddock. Gardener's cottage. Gas and company's water laid on.—Full particulars of Messrs. CHAMPION and BUSBY, as above. (C. U. 6442.)



ON the slope of the South Downs, and within easy driving distance of the sea.—Near Goodwood. To be SOLD, a bargain, the Freehold of an exceptionally well-built and charming old-fashioned RESIDENCE, standing on flint and gravel soil, in lovely grounds which are inexpensive to maintain. The accommodation comprises good outer hall, fine inner hall (fitted throughout with polished oak, parquet and panellings, with oak staircase to roomy gallery). The handsome and spacious reception rooms, consisting of eastern lounge, drawing and dining rooms, library and smoke room, are uniquely screened from the domestic offices, and the full-sized billiard room is beautifully arranged and fitted. There are, in all, fourteen large bed, dressing, and four other rooms on the upper floor, with two bathrooms. Domestic offices are complete and replete with every convenience. Stabling for eight horses, two coach-houses, four cottages for men, every essential outbuilding, all in complete repair. Unsurpassed water supply and perfect drainage. Telephones communicate with stables, coachman's and gardener's cottages. Splendid installation of electric light throughout, from about 150 lamps, with all necessary modern plant. The grounds, of seventeen acres, include croquet lawns, large tennis lawns, orchards, rose and kitchen gardens, farmyard, three large paddocks, etc.; moderate amount of glass, vinery, and forcing frames. A town House in the country to be sold at a very moderate figure.—Personally inspected and strongly recommended by the Agents, Messrs. CHAMPION and BUSBY, as above. Photos. (C. U. 6427.)

SURREY (Half-a-mile from station and fifty minutes City).—To be SOLD, the Freehold of a delightful PROPERTY, standing on high ground, and commanding lovely views. The Residence contains large entrance hall, four reception rooms, splendid billiard room, ten bed and dressing rooms, bathrooms, etc. The grounds of four acres, which are splendidly laid out and timbered, comprise ornamental and fruit gardens, two tennis lawns and large winter garden, conservatory, vinery and peach-house; modern stabling for four horses, men's rooms.—Further particulars of Messrs. CHAMPION and BUSBY, as above. (C. U. 6342.)



KENT COAST (in a fashionable resort).—The above attractive Bungalow RESIDENCE to be SOLD. The House, which could easily be added to, contains three reception rooms, five bedrooms, and good offices. Stabling for three horses, and man's cottage of five rooms. Large garden with tennis lawn, kitchen garden and conservatory. More land could be had, and the well-appointed furniture purchased if desired. Price, Freehold, £2,500.—Further particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6268.)

NORTH WALES.—To be SOLD or LET, Unfurnished, a most substantially-built gentleman's MANSION, standing in very picturesque grounds, comprising flower and other gardens, tennis and croquet lawns, three excellent paddocks. The accommodation comprises inner and outer halls, excellent drawing, dining, and morning rooms, billiard room. On first floor; twelve large bed and dressing rooms, to four of which h. and c. water is laid on, bathroom, etc. On the upper floor are six bedrooms. Admirably arranged domestic offices. Stabling for six horses, two coach-houses, men's rooms over; kennels, and other outbuildings. Sanitary arrangements perfect; abundant supply of pure water; gas laid on throughout. Easy distance from station, church, and post-office.—Further particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6416.)



HERTS (within an hour of town).—To be SOLD, the above Freehold RESIDENCE, standing in well-matured grounds of about two acres, planted with old timber and fruit trees of every description. The House, which is in excellent order throughout, contains oak-panelled dining room and three other reception rooms, eleven bedrooms, bathroom, and good domestic offices. Stabling for seven horses, with men's quarters over. Two tennis lawns, vinery and glasshouses. Gas laid on. Good water supply and drainage. Gravel soil. Hunting with three packs. Golf. Good trout fishing. Shooting.—Full particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6457.)



HANTS (within easy distance of a Station).—To be SOLD, the above long leasehold, well-built modern RESIDENCE, standing high, with South aspect and situate in open country, surrounded by pine woods. The House contains on the ground floor a spacious Hall, four superior reception rooms, house-keeper's room, lavatory and usual domestic offices. On the upper floor are five good bedrooms, two dressing rooms, two servants' bedrooms, and bathroom (h. and c.). There are good grounds comprising tennis lawn, flower gardens, kitchen garden, conservatory, outbuildings. Gravel soil. Company's water supply, and well arranged drainage. Church, doctor and post-office about ten minutes. Price for lease of 955 unexpired at a low ground rent, £1,450.—Particulars of Messrs. CHAMPION and BUSBY. Agents as above. (C. U. 6435.)

KENT (in a lovely neighbourhood).—To be SOLD, a superior Freehold FAMILY RESIDENCE, situate in a healthy position, with southern aspect, and commanding beautiful views, embracing a charming variety of hill and dale. The House, which is beautifully designed, and stands in its own grounds of five acres, is approached by a carriage drive, and contains vestibule, large hall, three good reception rooms, billiard room, fourteen bed and dressing rooms, bathroom, and the usual domestic offices; stabling for four horses; conservatory, greenhouse. The grounds are planted with beautiful shrubs and trees, and comprise flower, fruit, and kitchen gardens, tennis lawn, etc. More land can be added if desired. Good drainage and water supply. Sheltered from the north and east.—Further particulars of Messrs. CHAMPION & BUSBY, as above. (C. U. 6446.)



INVERNESS.—To be SOLD, a charming Freehold RESIDENTIAL PROPERTY of about eight acres, situate in a high position, commanding views of great extent and beauty. The House, which is in excellent repair, is approached by a carriage drive, and contains on the ground floor, handsome entrance hall, dining, drawing, and smoking rooms, morning room, opening into large conservatory, and complete domestic offices. Above are fourteen bed and dressing rooms, bath, and lumber rooms. In the courtyard are dairy, laundry, workshop, etc. Apart from the House is stabling for three horses and pony, with man's room; gardener's cottage. The grounds are planted with fine trees and shrubs; with lawns, tennis courts and croquet lawn, fully stocked kitchen gardens, two greenhouses, two paddocks; cow-house, fowl-house, and other outbuildings. Drainage on the latest scientific principles and warranted perfect; good water supply throughout; gas laid on; free fishing and golf links near, and good mixed shooting can be rented. Within three-quarters of a mile of station, doctor, etc.—Full particulars of Messrs. CHAMPION & BUSBY as above. (C. U. 6418.)

**MESSRS. CHAMPION & BUSBY, Auctioneers, Surveyors, and Estate Agents,
27, CHARLES STREET, ST. JAMES'S, S.W.**

MESSRS. TROLLOPE, 14, MOUNT STREET, GROSVENOR SQUARE, W.



KENT.—In a lovely district, two-and-a-half miles from a railway station, to be LET, Furnished, for one, two or three years, the above Modern Red-brick RESIDENCE, standing high in the midst of a beautiful park of 200 acres, containing 21 bedrooms, five reception rooms, billiard room; stabling for seven. The ornamental gardens are most tastefully adorned. Low Rent.—Further particulars of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

HANTS.—For SALE, at a very low price, an exceptionally choice RESIDENTIAL AND SPORTING ESTATE of some 300 acres, situate 300 feet above sea level, in the most beautiful part of this favourite County, and showing a good return on the price asked. The Residence, of moderate size, is seated in a well-timbered park of 35 acres, and surrounded by tastefully laid out pleasure grounds. The whole property, with its cottages and farm buildings, is in first-rate order, the coverts are well placed, and the sporting is, for the size of the Estate, exceptionally good.—Price and all details of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.



TIVERTON.—Only ten minutes' walk from the railway station, the above very well appointed old MANOR HOUSE, delightfully situated, standing high on gravel soil, and overlooking the river Exe, to be LET, Furnished, for the Summer months. It is approached by a long carriage drive, and contains fifteen bed and dressing rooms, bathroom, smoking, morning, dining and drawing rooms, usual offices; stabling for eight; delightful old grounds most artistically laid out, perfect sanitation, good water supply. Excellent fishing.—Further particulars of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

WANTED to RENT on Lease, in Hants, Wilts or Berks, a country RESIDENCE, containing twelve to fourteen bedrooms, billiard and three entertaining rooms, and having fishing rights attached. Advertiser is willing to give a good rent for a suitable place, and open to consider any property within two-and-a-half hours of London.—Send particulars to "Angler," 14, Mount Street, Grosvenor Square, W.

REIGATE.—To be LET, Furnished, for one or three years, an exceedingly choice and well-appointed RESIDENCE, most charmingly situated, standing high on gravel soil, and containing thirteen bed, dressing, and four reception rooms, excellent domestic offices; stabling for five horses; delightful gardens and matured grounds surround the House, extending to about 30 acres. Shooting over 150 acres can be had. Golf.—Further particulars of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

FOR SALE. A BARGAIN.



ASCOT (adjoining the Heath and half-a-mile from the station).—The well-built RESIDENCE (as above) occupies a choice position in the midst of its delightful grounds of four acres, is approached by a carriage drive, and contains spacious entrance hall, staircase hall, three reception rooms, billiard room, eleven bed and dressing rooms, and usual domestic offices. The House is most exquisitely decorated, the drainage is on modern principles; there are electric light, Company's water and telephone. Stabling for five horses, large coach-house, etc., and four rooms over. The matured pleasure grounds include tennis lawns, flower and rose gardens, wilderness walks, kitchen and vegetable garden, greenhouse, etc.—Price and full details of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

MESSRS. TROLLOPE,
SURVEYORS AND ESTATE AGENTS,
14, Mount Street Grosvenor Square, W.
Telephone No. 2062 Gerrard.

SURREY.—To be LET, Furnished, for the Summer, or longer, in a most fashionable district renowned for its health-giving qualities, close to a railway station, a well-built and attractive RESIDENCE, standing on sandy soil, with south aspect, containing thirteen bed, bath, and three reception rooms, lecture hall and usual offices; stabling for three horses; charming grounds of about four acres, beautifully wooded and shrubbed; good kitchen garden. Low Rent.—Further particulars of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

CHARMING OLD-WORLD RESIDENCE NEAR TOWN



BUCKS (within 40 minutes of town, close to the station).—For SALE, the above fine old 17th Century HOUSE, which may truthfully be described as one of the most charming rural country abodes it would be possible to find within a like distance of town. The Residence, which has recently been decorated at a considerable expense, is seated amidst most beautifully matured pleasure grounds and park lands, which are diversified by a trout stream, and possess the charm which age alone can give. It is approached by two winding carriage drives, each with a lodge entrance, and contains wide entrance vestibule, square staircase hall with grand old oak staircase, panelled dining room, writing room or study, picturesque and lofty drawing room, morning room or library, and smoking room. There are some fourteen bed and dressing rooms, two bathrooms, principal and secondary staircases, and most complete domestic offices. The stabling, erected a few years ago in the best possible manner, consists of five stalls and two loose boxes, two harness rooms, large coach-house, covered yard, lofts, stores, three rooms for men, and a four-roomed cottage or dairy. The charming old pleasure grounds are planted with rare specimen trees and shrubs, a great feature being a fine old cedar of Lebanon, which is upwards of 350 years old; there are delightful rose gardens, shady walks and nooks, wide stretching lawns, gravelled walks, boat-house, summer-house, two sheets of ornamental water, a most attractive feature being the trout stream which borders the grounds on the south side, prolific kitchen gardens most abundantly stocked, and a large range of first-class glasshouses. The Property is eminently suitable for the occupation of a gentleman fond of country pursuits, and yet desirous of being within easy reach of the Metropolis. The Residence can be bought with from eight to 25 acres, and in every way forms a particularly pleasing and restful country home. Price, plan, views and full details of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W., who have personally inspected and can in every way most highly recommend the Property.



SUSSEX.—In a lovely district, seven miles from Brighton and under a mile from station and village, a remarkably attractive and most complete RESIDENTIAL PROPERTY, of 26 or more acres, forming in every respect a perfect country home. The imposing Mansion (as above) occupies a beautiful situation, commands lovely views, is approached by a carriage drive with lodge entrance, and contains eighteen bed and dressing rooms, entrance and inner halls, three entertaining rooms, conservatory, billiard and ball rooms, and commodious domestic offices. Stabling for nine horses, with three cottages and all necessary outbuildings. Beautiful pleasure grounds, with ornamental lake, lawns, flower gardens, kitchen garden, greenhouses, orchard, poultry houses, paddocks, etc. The whole Property is in excellent order, large sums of money having recently been spent on same. There is a first-class water supply, drainage is on the latest principles, and the district is very bracing. Shooting adjoining can be had if desired.—Price, plans, views, and all details of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W., who have personally inspected and can most highly recommend this Property.

SUSSEX.—MANSION, and SHOOTING, to be LET. Furnished, in a truly delightful position, about a mile from a main line railway station, an imposing MANSION, standing high in a well-timbered small park, with most attractive pleasure gardens, and commanding some extremely magnificent views, only fifteen miles' drive from the sea coast, and a similar distance from Goodwood; the Residence contains about 32 bedrooms, five reception rooms, billiard room, and commodious offices; stabling for eleven horses, etc. Shooting over 2,000 acres (500 acres covert), produces an excellent bag. Good fishing and boating. Personally inspected and highly recommended.—Further particulars of the Sole Agents, Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

MESSRS. TROLLOPE,
SURVEYORS AND ESTATE AGENTS,
14, Mount Street, Grosvenor Square, W.
Telephone No. 2062 Gerrard.



CHALFONT ST. GILES (two miles from railway station).—The above charming BIJOU RESIDENCE, to be LET, Furnished for three or four months, standing 450 feet above sea level, on gravel soil, surrounded with delightful old grounds. It contains ten bedrooms, four reception rooms, conservatory, usual offices; stabling for four; most attractive gardens of three-and-a-half acres, studded with beautiful old trees. Low Rent.—Further particulars of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

SUSSEX.—At an extremely Low Rental, in a much-sought-after district, right on the sea front, in a well-sheltered and sunny position, with garden extending to beach, to be LET, Furnished, for the summer, an exceedingly handsome and perfectly appointed MODERN RESIDENCE, containing about sixteen bedrooms, two bathrooms, five reception and billiard rooms, picture gallery, and usual offices; stabling for four. The House is most elegantly furnished, fitted with electric light, parquet floors, and every possible modern convenience, some of the rooms being decorated in the Adams' style, the whole forming a thoroughly up-to-date Residence.—Further particulars of Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

TO LET, UNFURNISHED OR FURNISHED.



NORFOLK (Sandringham, within three miles of this Royal seat, near railway station, and two miles from the coast).—This picturesque RESIDENCE, which occupies a high position, commands lovely views, and contains four reception rooms, eleven bed and dressing rooms, two bathrooms, and well-arranged domestic offices. Gravel soil. Excellent supply of water. Stabling for four, with all outbuildings. Charming pleasure grounds, kitchen garden, paddocks, and gardener's cottage, in all seven acres. The district is remarkably healthy and affords good sport. Low rental.—Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

BUCKS (within an hour of town).—A delightful old-fashioned MANSION to be LET, Unfurnished. It is seated in a beautifully-timbered park of 150 acres, is approached by two carriage drives with entrance lodges, is in excellent order, lighted by electricity, heated by hot water, and is most perfectly decorated and appointed throughout; four reception, billiard, and 25 bedrooms; stabling for nine, with ample buildings and men's rooms; delightful matured pleasure grounds intersected by a river affording fishing and boating; excellent farm buildings, with bailiff's house, cottages, etc.; the whole forming a most perfect home for a gentleman fond of country pursuits, yet wishing to be within easy reach of London.—Personally inspected by Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

TO LET, UNFURNISHED, ON LEASE.



OXFORD (within three miles of the town and station, from whence London is reached in about 70 minutes; on high ground, well above the river).—This imposing modern MANSION, seated in charming grounds of 25 acres, and commanding extensive views of the Thames Valley. It is approached from an entrance lodge, and contains seventeen bed and dressing rooms, entrance hall, with billiard table, drawing, dining, and morning rooms, and extensive domestic offices. The Residence is most superbly decorated, the drainage is on the latest principles, and there is an abundant supply of water by gravitation. Stabling for six, with men's rooms, etc. Pleasure grounds, with well-stocked kitchen garden and delightful park lands. If desired the furniture could be had at valuation. Rent moderate.—Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

MESSRS. TROLLOPE,
SURVEYORS AND ESTATE AGENTS,
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ESTABLISHED 1803.

MILLAR, SON & CO.,

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SURREY.



AMIDST lovely scenery, circumjacent to the far-famed St. George's Hills, and a short distance of Cobham, Weybridge, and other favourite places.—To be LET or SOLD, a charming RESIDENTIAL PROPERTY, with a moderate-sized Family Residence, containing some very spacious reception, bath, twelve bed and dressing rooms; excellent stabling, men's accommodation, singularly beautiful grounds, productive kitchen garden, etc., etc., amounting to several acres. Terms very moderate.

HANTS.



BETWEEN Basingstoke and Newbury.—To be SOLD, a charming old-fashioned COTTAGE RESIDENCE, approached by carriage drive, and standing in nice gardens and meadow lands of eleven acres, together with superior stabling, farmery, and an excellent gardener's cottage. The House contains two good reception and five bedrooms, and is easily capable of additions. There is a nice flower garden, large orchard, greenhouse, four paddocks. Price, Freehold, £2,600. Plenty of fishing and shooting available.

MIDLANDS.



A HANDSOME CASTLE possessing interesting features, and standing in a heavily-timbered park, in which is a beautiful lake fed by a trout stream, whilst also other lands of over 200 acres, with the option of more adjoining, belonging to the same owner. The Estate is situate in a most accessible and favourite district, and is offered at a tempting price.—MILLAR, Son & Co., 46, Pall Mall, S.W.

FURNISHED HOUSES AND SHOOTINGS.

MESSRS. MILLAR, SON & CO. have among others, the following to LET:

WARWICKSHIRE.—Fifteen bedrooms, seven reception, billiard; eight acres grounds, stabling, etc. 20 guineas.

WARWICKSHIRE.—21 bedrooms, four reception; stabling, grounds to river, with fishing and boating. 12 guineas.

MAIDENHEAD.—Nine bedrooms, three reception, billiard; and pretty grounds. 9 guineas.

NORTH WALES.—5,000 acres, 3,000 pheasants, 400 brace partridges, 280 hares, rabbits, etc. £500.

WADHURST.—A unique little RESIDENCE; stabling, and ten acres. 210 guineas per annum.—Offices, 46, Pall Mall, S.W.

HANTS.—350 ACRES, only £6,000 Freehold, including heavy timber, or Estate divided, principally pasture and woods. Good but small House, cottages, etc. Shooting let at £50.—MILLAR, Son & Co., 46, Pall Mall, S.W.

NEW FOREST.—A really beautiful PROPERTY, in a most favourite situation, containing some very large reception, billiard, bath, ten bedrooms; excellent stabling, men's accommodation, lovely grounds and meadow lands. Freehold; outgoings low; high situation.—MILLAR, Son & Co., 46, Pall Mall, S.W.

BETWEEN OXFORD AND WORCESTER.



A SINGULARLY choice Freehold RESIDENTIAL ESTATE of nearly 250 acres, principally rich park and grass lands, to be SOLD at a tempting price, or the beautifully-fitted Mansion and park only may be acquired. The Residence is approached by a long carriage drive, with modern lodge entrance, and contains a very handsome suite of reception rooms, billiard, and 20 bed and dressing rooms. The views are very beautiful. Stabling for ten horses. The gardens and lake are very attractive. Several lodges and other amenities.—Full particulars of MILLAR, Son & Co., 46, Pall Mall, S.W.

UNDER AN HOUR SOUTH-WEST OF LONDON.



COUNTY SEAT (on the G.W. and S.W. Railways). Furnished, Unfurnished, or for SALE, comprising a very handsome Mansion, approached by a long avenue carriage drive through a beautiful park; excellent stabling, lodges, and numerous amenities. The gardens are exceptionally beautiful, and the whole property is of a most perfect character. Good area of shooting if required.—Full particulars of MILLAR, Son & Co., 46, Pall Mall, S.W.

ARGYLLSHIRE.



ON the sea-shore of Loch Fyne, within half-a-mile of the steamboat pier, with beautiful views of the Loch, and southwards to Tarbet, Bute and Arran.—To be SOLD, a very charming RESIDENCE, containing three reception, eleven bed and dressing rooms, bathroom (with h. and c. supply), four w.c.'s, housekeeper's room, excellent offices; stabling, and rooms over, good coach-house, farm buildings and meadow, excellent anchorage for yachts; shops, post, etc. half-a-mile. Freehold, £2,500, including furniture. Other photos upon application.

DORSET (Blandford).—A MANOR RESIDENCE, and nearly 500 acres of land, including several cottages and excellent buildings. Price low.

BUCKS (Rent under £90; small premium).—A charming FAMILY RESIDENCE, containing four reception, billiard, bath, eleven bed and dressing rooms; excellent stabling, buildings, park and woods of nearly 40 acres.—MILLAR, Son & Co., 46, Pall Mall, S.W.

DERBYSHIRE (Dovedale).—To be SOLD, or LET Unfurnished, a gentleman's RESIDENCE, standing high, with magnificent views, and 76 acres park and other lands; stabling, farmery, etc. Close to station and town, in the centre of the Meynell Hunt. Rent £150; or Sold; a bargain.—MILLAR, Son & Co., 46, Pall Mall, S.W.

HERTFORDSHIRE.—An opportunity occurs of purchasing one of the finest SPORTING and RESIDENTIAL PROPERTIES, within an hour of town. The Mansion is well placed in a park, with lake, and contains four reception, billiard, and 25 bed and dressing rooms. The farms are well let, and the area is about 1,500 acres. A very low price will be accepted from an immediate buyer; or the Mansion will be LET. Furnished.—Apply for plans, rent roll, etc., 46, Pall Mall, S.W.

FAVOURITE SOUTHERN HOME COUNTY.



SIXTEENTH CENTURY MANSION, in a perfect state of preservation, together with a magnificent timbered park, intersected by a well-known trout stream, and farm lands amounting to about 550 acres, but a division will be made to meet any reasonable requirements. The palatial Residence forms a striking monument to the architecture of the period, and the surroundings are unique, and include special features in the old world grounds, magnificent avenue, rookery, etc., whilst the interior is in singularly good order and particularly attractive; besides there is every possible amenity, making the Estate quite a unique one. It has the advantage of being within under an hour's rail of the Metropolis.—MILLAR, Son & Co., 46, Pall Mall, S.W.

IN A FAVOURITE SOUTHERN COUNTY.



WITHIN easy access of two stations, a little over an hour of London, and in direct communication with three favourite South Coast resorts.—To be SOLD, a bargain, a singularly attractive RESIDENTIAL and SPORTING ESTATE, in a healthy and elevated district, comprising a gentleman's moderate-sized Family Residence, charming gardens, lodge, small dower house, farm-house, undulating park lands, lake, trout stream, also excellent pasture and extensive woodlands; in all about 260 acres, offering exceptional attractions for the area.

SOMERSET AND GLOUCESTER BORDERS.



A CHARMING early Georgian FAMILY RESIDENCE approached by a long avenue drive, and containing some spacious reception, excellent offices, seventeen bed and dressing rooms; richly wooded pleasure gardens, with specimen trees, quite unique in size and beauty, terraced walk, and miniature park, commanding scenery which cannot be surpassed for beauty and luxuriance. Price very moderate. Important town within a short distance, and London within two-and-a-half hours' rail.—Voluminous particulars and photos, on application.—MILLAR, Son & Co., 46, Pall Mall, S.W.

SURREY AND SUSSEX BORDERS (within easy reach of Guildford).—To Pleasure Farmers, Horticulturists, or Investors wishing a safe 4 per cent. return.—A beautiful Bijou RESIDENTIAL ESTATE, comprising a gentleman's small House, standing on a knoll, and surrounded by park and other lands sloping to a rivulet. The farm is now let at £160 per annum; horticultural buildings, £37; but possession can be obtained if desired. Price for the whole, £6,000, including valuable timber; tithes only £3.—MILLAR, Son & Co., 46, Pall Mall, S.W.

ON THE EAST COAST (affording the finest wild fowl shooting in England, and including a well-known duck decoy).—To be SOLD, a very attractive ESTATE of nearly 2,000 acres, with small Mansion and numerous amenities. The land is par excellence; there is yacht anchorage; also fishing. Photo.—MILLAR, Son & Co., 46, Pall Mall, S.W.

OXFORDSHIRE.—To be LET or SOLD, a delightful old MANSION, with about 1,500 acres; good fishing; high situation.—Full and descriptive particulars of MILLAR, Son & Co., 46, Pall Mall, S.W.

MESSRS. MILLAR SON & CO., 46, Pall Mall, S.W.

Established 1803. Telephone: 3672 Gerrard.

MESSRS. CRONK, ESTATE AGENTS AND AUCTIONEERS.

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LIST of ESTATES and RESIDENCES, Hunting and Shooting Quarters, to be SOLD or LET, in the home counties and elsewhere, free on application, or by post, two stamps.

ALSO a LIST of FURNISHED HOUSES, containing a choice selection of Residences, to be LET for the summer months or longer in all parts of England. Free on application, or by post, two stamps.



WITHIN an hour's rail of Town.—To be LET, Furnished or Unfurnished, a finely situated MANSION in the Jacobean style, standing in a beautifully-timbered park of over 100 acres, containing 25 bed and dressing rooms, bathrooms, five handsome reception rooms, billiard room, extensive and complete domestic offices. Stabling for twenty horses. Delightful grounds and ornamental lake. The House is replete with every modern convenience and comfort, and is superbly Furnished. Personally inspected and strongly recommended.—Full particulars of Messrs. CRONK, as above. (5742.)

KENT, FIFTEEN MILES FROM TOWN.

TO BE LET, Unfurnished, a fine old RESIDENCE, standing in small park of about 30 acres, in a delightful rural situation, containing twelve bed and dressing rooms, three reception rooms, and complete domestic offices; stabling and farmery, shady and retired old grounds, flower and kitchen gardens, and meadow. Station two miles.—Apply to Messrs. CRONK, as above. (5472.)



OXFORD (near).—To be LET, with immediate possession this attractive and convenient modern MANSION standing in small, nicely-timbered park, approached through pretty lodge entrance, commanding extensive views of the Upper Thames Valley and the Berkshire Downs, containing sixteen bed and dressing rooms, two bathrooms, spacious hall (used as billiard room), four fine reception rooms, communicating with conservatory, ample and convenient domestic offices; stabling for six horses, grooms' rooms; tastefully laid out grounds. Hot and cold water all over House, first-class sanitary arrangements.—Full particulars of Messrs. CRONK, as above. (5731.)

ON the beautiful Surrey Hills, one hour from town.—A choice FREEHOLD RESIDENTIAL PROPERTY of 26 acres, standing high on gravel soil, and having an artistic stone-built RESIDENCE, with thirteen bed and dressing rooms, bath, billiard, and four reception rooms, etc.; stabling and farmery; beautifully-timbered grounds, kitchen garden, wood, and meadow.—For price and full particulars apply to Messrs. CRONK, as above. (5663.)

A NOBLEMAN is desirous of SELLING his fine LANDED ESTATE and magnificent MANSION, within an hour's rail of Town.—To gentlemen of wealth, desirous of purchasing such a Property, the opportunity now offered seldom presents itself.—Full particulars may be obtained on application to Messrs. CRONK, as above. Principals only treated with. (5641.)



IN beautiful Pine woods.—To be SOLD, an exceedingly choice Freehold RESIDENTIAL ESTATE of 52 acres, charmingly situated near Sevenoaks, in one of the most healthy and picturesque parts of Kent, 700 feet above sea level, commanding magnificent views. The handsome Residence contains eleven bedrooms, bath, billiard, and four reception rooms, complete offices; stabling, cow-house, dairy, etc. Productive gardens.—Apply to Messrs. CRONK, as above. (2417.)



STAFFORDSHIRE.—A beautiful Queen Anne RESIDENCE (bearing date 1712) to be LET, Furnished or Unfurnished. An astounding bargain. The House, which is finely situated, stands in grandly-timbered grounds with unique avenue of yews, and lake of about three-and-a-half acres, affording capital fishing. The House contains ten bed and dressing rooms, bathroom, three reception rooms, large entrance hall, ample domestic offices, and beautiful grounds. Productive kitchen garden. Stabling for five horses. Cottage, vinery and glasshouses.—Apply to Messrs. CRONK, as above. (5419.)



BY ORDER OF EXECUTORS.

LINGFIELD (Surrey, close to station, village, and race-course).—The charming Freehold Tudor RESIDENCE, known as "New Place," occupying a choice position in this favourite and picturesque district. The Residence, which is supposed to have been erected about the year 1626, has recently been restored regardless of cost, and in the most careful manner, and in perfect keeping with the original design. It contains eight bedrooms, three reception rooms, conservatory, and complete domestic offices; excellent stabling for four horses, coach-house, etc. Delightful old-fashioned walled in gardens and pleasure grounds of about two acres, in perfect order, with ranges of vineries, greenhouses, forcing pits, etc.; also about three acres of Freehold building land, with old-fashioned cottage, situate immediately opposite the entrance gates, to be SOLD by AUCTION, at the Mart, E.C., on June 21st, by Messrs. CRONK, as above.—Particulars and conditions of sale may be obtained of A. BRIGIT, Esq., 15, George Street, E.C.; of Messrs. PINSENT & Co., Solicitors, 6, Bennett's Hill, Birmingham; and with orders to view of the Auctioneers, as above.

At a Low Reserve.

Putney Hill.—Five minutes' walk from L. and S.W. Railway Station.

MESSRS. CRONK will SELL by AUCTION, at the Mart, E.C., on Thursday, June 21, at one p.m., the family MANSION, known as Lytton House, Lytton Grove, Putney Hill, standing in its own grounds of about one acre and a quarter, commanding fine views, comprising four large reception rooms, billiard room, fifteen bed and dressing rooms, smoking room; stabling for four horses and living rooms; with extensive garden and grounds, of the estimated rental value of £450 per annum; lease about 65 years; ground rent £38. Possession on completion of purchase.—Particulars and conditions of sale of FRANCIS HOWSE, Esq., Solicitor, 3, Abchurch Yard, Cannon Street, E.C.; and of the Auctioneers, Messrs. CRONK, 12, Pall Mall, S.W. and Sevenoaks.



TO BE LET, Unfurnished, in a picturesque part of Kent, a very interesting old MANOR HOUSE, in the Elizabethan style (formerly a Priory). It bears the date, 1658, and has been carefully preserved in its original character, and is fitted throughout with polished oak floors, panelled walls, and some fine old oak mantel-pieces. The Residence, which stands in grounds of about five acres, contains ten bedrooms, and seven reception rooms (including grand ballroom or picture gallery, 53ft. by 31ft. and 30ft. high), capital domestic offices; first-class stabling, two cottages, and farmery. Finely-timbered grounds. Tennis lawns and productive kitchen gardens. Rent only £150.—Apply to Messrs. CRONK, as above. (3467.)



SUSSEX (with 1,000 acres of shooting).—To be LET, Furnished, for three years, an historical moated MANSION, about 300 years old, standing in a park of about 40 acres, and situated at the foot of the South Downs. The House contains 22 bed and dressing rooms, bathroom, five reception rooms, large entrance hall or billiard room, ample domestic offices. Stabling for eleven horses, four cottages, and farmery. Beautiful but inexpensive pleasure grounds of several acres, walled kitchen garden, vineries, and glasshouses. Hunting with three packs.—Full particulars of Messrs. CRONK, as above. (3291.)

SEVENOAKS, Kent.—To be LET, Furnished, for the Summer months, or longer, a magnificently situated MANSION, commanding unrivalled views over the Weald of Kent and Sussex, standing in finely-timbered grounds, and containing between 30 and 40 bed and dressing rooms, seven reception rooms, ample domestic offices; good stabling; cottage, etc. Productive gardens, extensive glasshouses, vineries, etc. Personally inspected and strongly recommended, apply to Messrs. CRONK, as above. (5281.)

TO BREEDERS OF THOROUGHBREDS, TRAINERS, AND OTHERS.—Owing to the continued ill-health of the Owner, a very choice Freehold STUD FARM in Sussex is now for disposal. It comprises about 265 acres, over 200 acres of which are excellent grass land, well fenced and divided into paddocks, 40 acres wood, and 20 acres arable; exceptionally well watered, being intersected by streams. The soil is loam on sandstone, especially suitable for rearing horses. There is a small but substantially built gentleman's Residence, containing eight bedrooms, three reception rooms, excellent offices, garden, and grounds. The out-buildings comprise a range of about 30 loose boxes, recently erected, on the most approved modern principles, for the breeding of thoroughbreds, or would accommodate a small training establishment; six excellent cottages, and an extensive range of necessary buildings, the whole is in a ring fence, and has the making of one of the finest stud farms in England. Personally inspected and strongly recommended.—Full particulars of Messrs. CRONK, as above. (4959.)



THE above fine old fifteenth century Devonshire MANSION, and nearly 3,000 acres of LAND, to be SOLD, or LET, Furnished, with the excellent Shooting, at a very moderate Rent. Accommodation, 20 bedrooms, five reception rooms, billiard room, and magnificent old dining hall, with organ, ample offices; stabling; and grounds.—Full particulars of Messrs. CRONK, as above. (3188.)



IN the beautiful Surrey pinewoods, to be LET, Furnished, this attractive and commodious RESIDENCE, finely situated in seventeen acres of lovely grounds, containing twelve bed and dressing rooms, three bathrooms, three reception and billiard rooms; good stabling; cottage, etc. Hot and cold water throughout house; modern drainage. Personally inspected and recommended.—Apply to Messrs. CRONK, as above. (5239.)

TO GENTLEMEN interested in GRAPE CULTURE.—To be SOLD, in a healthy position on the South coast, close to the sea, a very valuable FREEHOLD PROPERTY of five acres, with nice modern Residence, containing five bedrooms, bath, and three reception rooms, etc. Small stable. Splendid range of glasshouses, well stocked with the choicest varieties of vines in full bearing, yielding a large income annually.—Apply to Messrs. CRONK, as above. (5715.)

MESSRS. CRONK, Estate and Land Agents,
12, PALL MALL, LONDON, S.W., AND SEVENOAKS, KENT.

MESSRS. H. WEBB & MILTON,

28, PALL MALL, S.W. (Opposite the Carlton Club.)

TO YACHTSMEN AND OTHERS. TO BE SOLD; A BARGAIN.



ON the coast, with yacht anchorage, quite near a favourite and well-known watering town. To be disposed of at a figure covering the amount the owner has spent on the place in improvements, the above charming and beautifully appointed RESIDENCE, standing 300ft. above sea level, handsomely decorated, and containing on ground floor, porch, oak-panelled entrance hall, 27ft. by 15ft., communicating with lavatory; drawing room, 22ft. by 16ft., opening to large conservatory with fountain; library, 29ft. by 17ft.; dining room, 22ft. by 16ft.; smoking room; and good domestic offices. Company's water and gas laid on. Sanitary arrangements on the latest principles. On first floor, reached by principal and secondary staircases, ten bed and dressing rooms, bathroom, lavatory. Stabling for three horses, two coach-houses, harness room.



The above shows the magnificent position it occupies, with its handsomely-timbered grounds. The landscape and sea views being of a most charming character. Shooting and fishing can be had. The price for the Freehold is £5,000.—Full particulars, photos, and plans, from Messrs. H. WEBB & MILTON, who have personally inspected the property, and can strongly recommend it.

SHOOTING over 1,500 acres.—Staffordshire, Derbyshire borders, amid lovely scenery. To be LET for one or more years, a handsomely furnished old-fashioned RESIDENCE, lighted by electricity, near a station, commanding magnificent views, and approached by a carriage drive, and containing entrance hall; drawing room, 31ft. by 21ft.; dining room, 30ft. by 17ft. 6in.; library, 23ft. by 17ft.; billiard room, 33ft. by 10ft.; smoking room; and complete domestic offices. On upper floor, approached by principal and secondary staircases, seventeen bedrooms, bathroom, schoolroom. First-class water supply and sanitary arrangements. Stabling for six horses, two coach-houses, and cottage. Charming pleasure grounds, flower and kitchen gardens, lawns, and shrubberies. Shooting over 1,500 acres. Rent £300 per annum.—Photos, and full particulars of H. WEBB & MILTON, as above.



SUSSEX (one mile from a station).—To be LET, for three, six, or twelve months, the above charming old-fashioned RESIDENCE, standing in a park, with picturesque views, on gravel soil, near to church, and containing twelve bed and dressing rooms, bathroom, three reception rooms, and the usual domestic offices; stabling for five horses; lovely old-fashioned grounds, flower and kitchen garden, lawns, shrubberies. Good water supply.—Rent (moderate) and full details of H. WEBB and MILTON, as above.

OXFORD DISTRICT (half-a-mile from a station).—To be LET, beautifully furnished, an attractive RESIDENCE, containing sixteen bed and dressing rooms, bath, and four reception rooms, billiard room (soft by soft), and complete domestic arrangements; excellent stabling for fifteen; charming grounds, lawns, flower and kitchen gardens, shrubberies, range of vineyards, and grass lanes, in all 40 acres. Hunting and shooting can be had.—Rent and full detail of H. WEBB & MILTON, as above.

SOMERSET AND GLOUCESTER BORDERS (near Clevedon, golf, and the sea).—To be SOLD, a picturesque old-fashioned RESIDENCE, with all modern improvements, approached by a long carriage drive, and containing ten bedrooms; dressing room; bathroom, with h. and c. supplies; drawing room, 25ft. by 17ft.; morning room, 32ft. by 15ft.; library, 16ft. by 16ft.; study and domestic offices. Gas and water laid on. Stabling for four, coach-house, and harness room. The grounds, which are well timbered, extend to nearly four acres, comprise tennis and croquet lawns, two summer houses, kitchen garden, vineyard, peach-house, orchard. More land up to sixteen acres could be had adjoining. Gravel soil. Hunting, fishing.—Price and full particulars from H. WEBB and MILTON, as above.

THE "PRIORY," KNOWLE GREEN, STAINES.
NOTICE OF SALE BY AUCTION
(At a low reserve).



MESSRS. H. WEBB & MILTON have been favoured with instructions to offer the above charming old-fashioned RESIDENCE for SALE, by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Wednesday, June 27th, 1900, at one o'clock. It is within half-a-mile of the river and Staines Junction Station, with its excellent service of trains, Waterloo being reached in 40 minutes. The House is complete with all the modern improvements, occupies a secluded position, and comprises seven bed and dressing rooms, dining room, drawing room, library, workroom, and the usual offices; stabling for two horses; pretty and well-timbered grounds, paddock, orchard, etc., extending to three acres.—Illustrated particulars, with plan and conditions of sale, may be obtained of the Auctioneers, 28, Pall Mall, S.W.



SOUTH DEVON (two miles from a station).—To be LET on Lease, unfurnished, the above noble historical RESIDENCE, standing on high ground commanding pretty views, standing in heavily-timbered park, approached by a long carriage drive, guarded by a lodge entrance, and contains nineteen bed and dressing rooms; bathroom; oak-panelled entrance hall, accommodating billiard room; dining and drawing rooms, 30ft. by 20ft.; breakfast room; morning room; library; large conservatory; and complete domestic offices. Stabling for eight horses, double coach-house, laundry, and cottage for coachman. The pleasure grounds comprise flower and large walled kitchen gardens, lawns, shrubberies, orangery, etc. Rent £270 per annum.—Personally inspected by the Agents, H. WEBB and MILTON, as above.

HANTS (in a favourite district, with excellent hunting—Teddworth H.H. and other packs).—To be SOLD, an attractive RESIDENCE, containing six bedrooms, dining room, 18ft. by 17ft.; drawing room, 18ft. by 14ft.; smoking room, 13ft. by 12ft.; and domestic offices. Excellent and ample range of stabling; grounds of two acres; flower and kitchen gardens; lawns; paddock. Freehold £1,400 to an immediate purchaser.—Full particulars of H. WEBB & MILTON, as above.

HALF-AN-HOUR FROM TOWN.



KENT (one mile from a station).—To be SOLD, the above picturesque Queen Anne RESIDENCE, standing in grounds of 75 acres. It contains eight best bed and dressing rooms, three secondary bedrooms, servants' ditto, bathroom; principal and secondary staircases. On ground floor, entrance hall, 32ft. by 27ft.; library, 24ft. by 16ft.; dining room, 31ft. by 18ft.; billiard room, 24ft. by 18ft.; servants' hall, housekeeper's room, and usual offices. Stabling for four horses, coach-house, harness-room, cottage, farmery, cow-stall for five, cart-horse stabling and other outbuildings. The grounds, which extend to 75 acres, are well-timbered and laid out. Part of the land could easily be sold off for building.—Price and full particulars of H. WEBB & MILTON, as above.



DEVON (South) near Torquay, and within a drive of Dartmoor.—To be SOLD, the above fine Freehold RESIDENTIAL PROPERTY, situated on the brow of a hill, with magnificent views, and near a good town and station. The Residence, upon which the owner has spent an enormous amount of money, is replete in every detail. The noble suite of reception rooms, with parquet floors, are decorated in the most exquisite taste, and comprise entrance hall, 40ft. by 15ft. with fireplace and handsome stained-glass window, with door to lavatory; drawing room, 28ft. by 20ft.; dining room, 27ft. by 18ft.; library, 16ft. by 10ft.; morning room, 18ft. by 18ft.; billiard room, music room, complete domestic offices. Above, approached by principal and secondary staircases, are thirteen bed and dressing rooms, two bathrooms, housemaid's closet, etc. Gas and water laid on. Hot and cold water throughout. The House is heated by patent hot air apparatus. First-class stabling for four, coach-house, harness-room, two cottages. Grounds of 22 acres, well timbered and planted with numerous and thriving shrubs. Flower and kitchen gardens, orchard and pasture land. Fishing, shooting, golf.—Plans, views, and full particulars of H. WEBB & MILTON, who have personally inspected the property.

WITH MAGNIFICENT VIEWS.



SURREY HILLS (130ft. above the sea level).—To be LET charming old-fashioned RESIDENCE, standing in grounds of 40 acres, approached by a carriage drive; containing eight bedrooms, bath, three excellent reception rooms. Stabling for four or eight horses. Extremely pretty grounds. Flower and kitchen gardens, wide spreading lawns, shrubberies, etc. Rent only fifteen guineas per week, or perhaps less for a long period.—Personally inspected and recommended by the Agents, H. WEBB & MILTON, as above.

SUSSEX DOWNS.

TO BE SOLD at a figure much below its value, the above charming Freehold RESIDENTIAL ESTATE, extending to 125 acres. The views obtained are unquestionably the most beautiful in the county, being situated on high ground, and occupying an excellent position. The attractive Gothic Residence, contains eight bedrooms, bathroom, billiard room, smoking, dining, drawing, and morning rooms, and complete domestic offices. Stabling for five horses. Handsomely timbered, and grounds in perfect order. Flower and large kitchen gardens, orchard, lawns, shrubberies, woodland walks, glasshouses, etc.; farm, homestead, two cottages, and numerous outbuildings. The greater portion of the land is well-watered pasture, with a fair amount of arable and wood. Fishing, shooting, and hunting.—Personally inspected by the Agents, H. WEBB and MILTON, as above.

THE PRETTIEST PROPERTY IN THE ISLE OF WIGHT.



TO BE LET FOR SUMMER; OR SOLD.
ON the coast, with magnificent sea views.—The above picturesque RESIDENCE to be LET furnished, or SOLD together with a CHALET in the Swiss-Italian style attached. The accommodation comprises six reception rooms, bathroom, eleven bedrooms, exclusive of servants' accommodation, and good domestic offices. The House is handsomely furnished. Stabling for two horses. The grounds, the feature of the property, are magnificently timbered and shrubbed. There are flower and kitchen gardens, orchard, tennis and other lawns, greenhouse, vineyard, etc. Private path to beach; boating, fishing, and hunting.—Full particulars of H. WEBB & MILTON, as above.

MESSRS. H. WEBB & MILTON, Auctioneers, Land and Estate Agents,
28, PALL MALL, LONDON, S.W.

DEBENHAM, TEWSON, FARMER AND BRIDGEWATER,

MESSRS. DEBENHAM, TEWSON, FARMER, AND BRIDGEWATER'S Monthly LIST of Residential and Sporting Estates, Farms, Town and Country Houses, Investments, etc., can be had free on application at 80, Cheapside, E.C.

Intending purchasers or tenants are invited to send a description of their requirements, which will be entered in a classified register, and particulars of suitable properties forwarded free of charge.



LYTHE HILL (Haslemere, Surrey), in one of the most picturesque parts of the county, and within easy distance of London.—This well-known Country MANSION to be SOLD or LET, Furnished, for one year, with or without 2,300 acres of fine shooting. It occupies a grand position on high ground, commands magnificent views over a vast expanse of very richly-wooded country, and contains about 40 bed and dressing rooms, day and night nurseries, two boudoirs, six beautifully fitted and decorated reception rooms (of fine proportions) and billiard room; stabling for eleven horses, and numerous living rooms for coachman and grooms; very attractive pleasure grounds, and large well-stocked gardens.—Full particulars of Messrs. WALTON & LEE, 10, Mount Street, W.; or of Messrs. DEBENHAM, TEWSON, FARMER & BRIDGEWATER, 80, Cheapside, E.C. (5114.)



HINDHEAD—A singularly beautiful Freehold RESIDENTIAL PROPERTY, occupying a magnificent position in the most charming part of this unrivalled district. The House, which is in the Elizabethan style, occupies a position altogether unique, and is surrounded by grounds of almost matchless beauty, through which it is approached by a long carriage drive. Twelve bed and dressing rooms, bathroom, entrance hall, noble paneled music room, 36ft. 10in. by 26ft. 10in. and nearly 50ft. high, with massively timbered roof, and picturesque gallery, ingle nook, and organ recess, very pretty drawing and dining rooms; stabling for four horses. Lovely pleasure grounds commanding at every turn prospects of extraordinary beauty, richly wooded slopes with shady undulating paths, and a sheltered terrace walk nearly 700ft. long, in all about 200. gr. 6p.: the whole forming one of the most covetable properties in the South of England.—Illustrated particulars and plan of Messrs. DEBENHAM, TEWSON, FARMER, & BRIDGEWATER, 80, Cheapside, E.C. (6690.)



WEIR HALL, UPPER EDMONTON.—By order of the Trustees under the will of Frederick Sage, Esq., deceased.—A commodious Freehold Residence, suitable for the occupation of a large family, or specially adapted for a Public Institution, School, or other purpose where extensive accommodation is required. For Sale, with possession.—Messrs.

DEBENHAM, TEWSON, FARMER, AND BRIDGEWATER

will SELL, at the Mart, on Tuesday, June 12th, at two, the above-named Freehold PROPERTY, situate about a mile and a half from Palmer's Green Station on the Great Northern Railway. It comprises a superior Mansion standing on an island of about two-and-a-half acres, surrounded by an ornamental moat; it is approached over a bridge by a private road, and contains fifteen bedrooms, two dressing rooms, two bathrooms, study, boudoir, dining room, drawing room, billiard room, smoking room, fernery and conservatory, private theatre, and swimming bath, excellent domestic offices; stabling for five horses, coach-house (six dwelling rooms over), cow-house, c. l. f. pen, etc. Pleasure grounds, comprising lawns, tennis courts, terraces, etc., skating pavilion, fountains, ice-house, good kitchen garden and orchard, in all about six acres.—Particulars, with plans and view, of Messrs. R. MILLER, WIGGINS, and NAYLOR, Solicitors, St. Stephen's Chambers, Telegraph Street, E.C.; and of the Auctioneers, 80, Cheapside, E.C.

HAYWARD'S HEATH (near).—Attractive RESIDENTIAL ESTATE of 43 acres (chiefly beautifully-timbered undulating pasture); eleven bed and two reception rooms stabling for four, laundry, dairy, and farm buildings; charming grounds, orchard, etc. Price £1,000; rent £160.—Messrs. DEBENHAM & Co., 80, Cheapside, E.C. (7477.)



HERTS (three-quarters of an hour by express train from town).—The above charming modern MANSION, to be LET, Unfurnished; sixteen bed and dressing rooms, two bathrooms, two entrance halls, central hall with gallery, four reception rooms, and billiard room; stabling for seven horses, small homestead, three cottages, and numerous farm buildings; undulating nicely-timbered grounds of 40 acres.—Full particulars of Messrs. G. E. SWORDER & SONS, Bishop's Stortford; or Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (7456.)



NORFOLK.

In the High Court of Justice, Chancery Division. Mr Justice Stirling. Re F. H. L. B. Windham, deceased. Suffling v. Batt.

THE HANWORTH HALL ESTATE.

One of the most important Residential and Sporting Estates in the Eastern Counties, about five miles from Cromer, the fashionable East Coast health resort, the same distance from the market town of North Walsham, about seventeen miles from the city of Norwich, and under three hours' railway journey from London. It comprises a total area of about

5,733 ACRES.

is noted for its very fine shooting, and is situate in the neighbourhood of many well-known county seats. The present rent roll, including the estimated value of the Mansion and its appurtenances (which are in hand), the woods and plantations, and the shooting over the Estate, amounts to upwards of £6,300 per annum.—Mr. EDWARD TEWSON, of the firm of Messrs.

DEBENHAM, TEWSON, FARMER, AND BRIDGEWATER

(the person appointed by the said Judge) will SELL, at the Mart, on Tuesday, July 10th, at two, in one lot, this fine FREEHOLD (and part Copyhold) DOMAIN. It comprises a capital Family Mansion, standing in the centre of a large well-timbered undulating park, with excellent modern stabling and out-buildings; handsome well-timbered pleasure grounds, including extensive lawns, large kitchen garden, fruit and vegetable gardens, glasshouses, forcing pits, and all accessories. In the park is a stream of running water affording trout fishing, also a decoy with wild fowl shooting. The agricultural portions of the Estate are divided into numerous farms of convenient sizes with good farm-houses and homesteads; also various smaller holdings, cottages, village shops, etc., mostly let to old tenants at very moderate times rents. The lands are fertile, well cultivated, and to considerable extent of especially high quality, growing heavy crops of wheat, barley, and roots. The woods and plantations are well placed for holding game, with which the property abounds. The usual stock of pheasants is being reared, and the Estate includes much of the finest partridge ground in Norfolk.—Particulars of Messrs. A. R. & H. STERLE, Solicitors, 21, College Hill, Cannon Street, E.C.; and of the Auctioneers, 80, Cheapside, E.C.



A CHARMING old-fashioned RESIDENCE in a delightful and secluded situation on a creek of the Thames, about a mile from a station, within an hour's rail of London. The House stands on a gravel soil, with south aspect, and is in excellent order throughout. The accommodation comprises seven bedrooms, bathroom, large concert room, three reception rooms, conservatory, and offices. The grounds sloping to the river are beautifully laid out, including tennis lawn, flower and kitchen gardens, vineyard, and meadow; stabling and coach-house; boat and summer-house, landing stage, bathing shed, etc., in all about two-and-a-half acres. To be SOLD Freehold, or to be LET Furnished or Unfurnished.—Messrs. DEBENHAM, TEWSON and Co., 80, Cheapside, E.C. (2748.)



FOR SALE FREEHOLD.

THE above genuine Sixteenth Century MANSION is one of the finest specimens of Elizabethan architecture, and occupies a most picturesque and healthy position less than one hour by rail from town. It is in good preservation, having been restored and modernised with great taste at a large outlay, including the installation of electric light, and contains fifteen bed and dressing rooms, two bathrooms, seven handsome reception rooms, picture gallery, music room, and grand conservatory; stabling for a large number of horses and carriages, living rooms, cottage, laundry, etc.; beautiful finely-timbered grounds, with stream affording about a mile of excellent trout fishing; extensive lawns, glasshouses, buildings, cottages, etc., and upwards of 500 acres of rich arable and pasture land, with thriving woods. Or would be Sold with less land.—Full particulars of Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (6948.)



WORCESTERSHIRE.—In a first-rate hunting centre, within easy reach of the Croome, Worcestershire and Cotswold Hounds, and about half-a-mile from the station.—An excellent COUNTRY RESIDENCE, occupying a high sheltered position on gravel soil, with south aspect, and commanding extensive views over the surrounding picturesque country. The House is approached by a fine avenue, with carriage drive, and is replete with every comfort and convenience. It contains nine bedrooms, dressing and bathrooms, large entrance hall, a suite of four well-proportioned reception rooms, servants' hall and offices. Well-arranged grounds, with ornamental water, glasshouses, etc., and capital stabling; boating and fishing within easy reach; also an excellent farm of about 165 acres, with ample buildings, and including some splendid grazing lands and orchards. To be SOLD Freehold, or the House would be LET Furnished or Unfurnished, either with or without the land.—Messrs. DEBENHAM, TEWSON & Co., 80, Cheapside, E.C. (5241.)



HANTS, with TEST FISHING.—A compact Freehold Property of about 24½ acres, comprising a moderate-sized Elizabethan Residence, with charming grounds, orchard, meadow, small farmery, arable land, and four cottages; also water corn mill, with stores and requisite buildings. The property has a frontage of about 700 yards to the river Test, considered to be the finest fishing river in the county. There are two salmon pools upon the reach, and the dryfly trout fishing is too well known to need description. There are also 300 yards of mill stream fishing. For Sale, with possession.—Messrs.

DEBENHAM, TEWSON, FARMER, AND BRIDGEWATER

will SELL, at the Mart, on Tuesday, June 12th, at two, the attractive Freehold PROPERTY, known as "Greatbridge Mill House," about a mile from Romsey Station and nine from Southampton. A farm of about 187 acres, with excellent partridge and considerable cover shooting, could be rented if desired.—Particulars, with plan and view, of HENRY J. KING, Esq., Wilton, Salisbury; and of the Auctioneers, 80, Cheapside, E.C.

SURREY.—In the midst of the pine woods and heather. A delightful RESIDENTIAL ESTATE, comprising an admirably-planned Residence, containing fourteen bed and dressing rooms, two bathrooms, billiard, and five reception rooms; stabling for six; lodge and cottage; charming grounds, pine wood, and park-like land, in all about 43 acres; Freehold, to be SOLD.—Messrs. DEBENHAM & Co., 80, Cheapside, E.C. (6744.)

OFFICES: 80, CHEAPSIDE, LONDON, E.C.

FAREBROTHER, ELLIS & CO.,

29, FLEET STREET, E.C.



BUCKINGHAMSHIRE (within five minutes' walk of a station, and three miles from West Drayton, on the G.W.R. main line).—To be SOLD, a very attractive Freehold RESIDENTIAL ESTATE of about eight acres, conveniently situated on a main road about seventeen miles from London, which can be reached in about 40 minutes. The Residence is a picturesque old style property, situated on gravel soil in a charmingly rural district, and eminently suited for the occupation of an owner desiring to be within easy reach of town. It is approached by pretty carriage drive with entrance lodge, and contains on the ground floor, wide entrance vestibule, 24ft. 6in. by 10ft., with moulded columns and arches forming screen, giving access to a fine square hall, 26ft. by 19ft.; five noble reception rooms, ample and convenient domestic offices completely shut off from main portion of the House, thirteen bed and dressing rooms, and two bathrooms. The stabling consists of a fine modern range of buildings erected in the best possible manner, and includes five stalls and two loose boxes, two harness rooms, large coach-house, washing house, covered yard, spacious lofts, fire stores, and three rooms for men. Adjoining is a four-roomed cottage and a dairy. The charming old pleasure grounds are tastefully laid out and planted with rare specimen trees and shrubs, and extend over an area of about eight-and-three-quarter acres, including a paddock and orchard. There is also a boat and summer-house, and two small sheets of ornamental water, one having a pretty island covered with fine timber trees. The prolific kitchen gardens are of the most complete description, and include a very extensive range of glasshouses. Gas and water laid on. Among the many advantages of the neighbourhood are its convenience of access to Windsor Castle, Ascot, Hurst Park, Sandown, etc. Capital hunting may be enjoyed with Her Majesty's staghounds, and other packs. Golf links are near at hand. Additional land adjoining can be had if required.—For price and further particulars apply to Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C. (4597.)



MERIONETH, DOLGELLY—A valuable and exceedingly attractive Freehold RESIDENTIAL PROPERTY, lying in a most beautiful part of this picturesque county, midway between Dolgelly and Barmouth, two miles from Penmaenpool Railway Station, and five miles from Dolgelly Station on the Cambrian Line, having easy access to and from Liverpool, Chester, Bristol, and other important centres of the North and Great Western Railways, with direct communication to the Metropolis, embracing an area of nearly 700 acres, principally mountain grazing land and woodland, skirting the river Mawddach for a great distance, and rising therefrom to an eminence, from all parts of which it commands magnificent mountain and river views, extending from the far-famed Cader Idris to Cardigan Bay. There are two ornamental lodge entrances, having a long and gradually rising carriage drive therefrom, extending up to the substantially-built Mansion, known as "Garth Angharad," a handsome structure of Tudor design, which occupies a commanding and lovely position, and contains a charming well-lighted central hall, 29ft. 6in. by 17ft. 6in.; four handsome reception rooms, lofty billiard room, etc. The first floor consists of a boudoir, eleven bed chambers, and bathroom; and on the upper floor are ten well-proportioned bedrooms, all approached by principal and secondary staircases. In the rear are the domestic offices with menservants' bedrooms over; also a capital range of outhouses, with dairy and cottage. There is stabling for seven horses, with coachman's house and charmingly laid out pleasure grounds with broad terrace walks, relieved by parterres of flowers, and having lovely panoramic views of the Estuary and Cardigan Bay; also extensive lawns, with winding walks shaded by ornamental plantations, productive kitchen gardens, ranges of vineries, orchard and fruit houses. There are stone-built farm buildings, with fitter's shop, having water-power and four large reservoirs. There are several slate quarries, seven cottages, capital homestead with farm-house and buildings, also enclosure of rich pasture land. The hill lands are extensive, and well adapted for sheep, and excellent shooting, with fishing and boating. The property is well finished and fitted throughout in the best modern style, and ready for immediate occupation. Messrs.

FAREBROTHER, ELLIS & CO. will SELL by AUCTION, at the Mart, Tokenhouse Yard, City of London, during the ensuing season (unless previously disposed of by private treaty), the above exceedingly attractive and valuable Freehold RESIDENTIAL ESTATE, in one lot.—Particulars, with plans and conditions of sale, may be obtained of Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C.



BERKSHIRE (in a favourite residential neighbourhood, one mile from a railway station).—To be LET, Furnished or Unfurnished, a comfortable COUNTRY HOUSE, having south aspect, approached by carriage drive, and standing in its own park-like grounds of about 20 acres. It contains three good reception rooms, seven bedrooms, two dressing rooms, and the usual domestic offices. Stabling for four horses, coach-house, bicycle house, etc. The ornamental grounds consist of flower and kitchen gardens, croquet and tennis lawns. Good hunting, fishing and shooting may be had in the vicinity. Sanitation said to be perfect.—For further particulars apply to Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C. (4346.)



SUSSEX (in a charming district near Goodwood, two-and-a-half miles from a station, three miles from the sea, three-quarters of a mile from telegraph office, and four-and-a-half miles from Chichester).—To be SOLD, through owner going abroad, an extremely attractive old-fashioned COUNTRY RESIDENCE, standing high, facing south, on the slope of the South Downs. It has recently been re-decorated, and added to at great expense. The reception rooms are exceptionally spacious and lofty; and comprise: on the ground floor, entrance hall; inner hall (with gallery), 27ft. by 17ft.; large staircase, hall, and corridor, 23ft. by 12ft.; drawing room, 28ft. by 26ft.; dining room, 30ft. by 22ft.; library, 21ft. by 17ft.; billiard room, 28ft. by 21ft.; smoking room and office, games room, and complete, admirably arranged domestic offices. There are also eleven capital bedrooms, and attics, and two bathrooms. Electric bells are fitted throughout, and the whole House and stables are provided with electric light. The drains have been entirely relaid on the most modern principle from plans prepared by the London Sanitary Protection Society. The stables are very lofty and well appointed for eight horses, including a convertible loose box. Two fine coach-houses and numerous outbuildings. The garden and grounds comprise about seventeen acres, including croquet lawn, large tennis lawn, old and young orchards, picturesque old rose gardens, large kitchen gardens, glasshouses, and three large well-timbered paddocks. There are also four cottages on the property. Shooting, boating, punting, and fishing may be had in the neighbourhood. The roads are well adapted for cycling. Price £12,500 Freehold. Possession immediately if required.—For further particulars apply to Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C. (4687.)



SURREY (in a pretty village, pleasantly situate about two-and-a-half miles from Egham, and three miles from Staines station; two-and-a-quarter miles from Virginia Water, and seven miles from Windsor).—To be LET or SOLD, a fine old COUNTRY RESIDENCE, approached by a carriage drive with lodge entrance. It contains six capital reception rooms, billiard room, and complete domestic offices. On two floors are thirteen good bed and dressing rooms, and bathroom, and in a separate wing, five servants' bedrooms. The grounds and pleasure gardens, comprising in all about eight acres, are well kept up and in excellent order, and laid out in tennis and other lawns and gravel walks, ornamented with oak, chestnut, copper beech, Wellingtonia, and other specimen trees. There are two capital walled kitchen gardens, well stocked with various kinds of fruit trees, and glasshouses. The stabling, which is conveniently removed from the House, is well-fitted, and comprises six stalls, two loose boxes, large coach-house, etc. The House is lighted throughout by electric light, and is in good substantial repair.—For further particulars apply to Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C. (4280.)



NORTH WALES, BARMOUTH.—To be SOLD. A modern HOUSE, standing in its own grounds, occupying an excellent position, having an uninterrupted view of both sea and land, with south aspect, ten minutes from railway station and beach. It contains on the ground floor, a spacious hall, lavatory and w.c., morning room, 14ft. by 13ft.; drawing room, 21ft. by 14ft.; dining room, 21ft. by 14ft.; kitchen, 17ft. by 13ft.; scullery, wash house, butler's pantry, larder, etc. Outside are coal-house, servants' w.c., etc. On the first floor are five bedrooms, averaging from 20ft. by 14ft. to 11ft. by 7ft.; bathroom, lavatory and w.c. On the second floor, four good bedrooms, and two smaller ditto. Hot and cold water are laid on throughout the House. Electric bells. The sanitation is said to be perfect. Church, post-office, shops, etc., are within easy reach. Price £1,700 Freehold; or would be let Furnished for the summer. Rent according to period.—Apply to Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C. (4700.)

NEAR NEWBURY (on the borders of Hants and Berks, in a first-rate hunting and residential district, within easy reach of town).—Messrs.

FAREBROTHER, ELLIS & CO. will SELL by AUCTION, at the Mart, London, E.C., on Thursday, 7th June, 1900, at two o'clock precisely (unless an acceptable offer be received in the meanwhile), the attractive Freehold RESIDENTIAL PROPERTY, known as "Crowsfoot," situated near Highclere, about four-and-three-quarter miles south of Newbury. It comprises a moderate-sized country residence or hunting-box, well situated on gravel soil at an altitude of 400ft. above sea level, and contains ten bed and dressing rooms and bathroom, entrance hall, dining room, drawing room, study, and conservatory, with suitable domestic offices and outbuildings. The pleasure grounds are charmingly arranged with large tennis lawn, walled kitchen garden, glasshouses, etc. There is convenient stabling; also a good gardener's cottage and farmery. It is surrounded by several convenient paddocks of useful grass land, making a total area of about 40 acres. A considerable outlay has recently been made upon the property, so that it is ready for immediate occupation. There is first-rate hunting with the Craven and other packs of fox and staghounds, while shooting and fishing may also be had close by. With possession.—Particulars, with plan and conditions of sale, may be obtained of Messrs. MOTT & SON, Solicitors, 22, Bedford Row, W.C.; at the Mart; and, with orders to view, of Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C. (4557.)



SUSSEX.—To be LET, Furnished, or SOLD. A compact RESIDENTIAL ESTATE, situate about one-and-a-half miles from Robertsbridge Station (from whence the City can be reached in 80 minutes), twelve miles from Hastings, four from Burwash, six from Battle, and eighteen from Tunbridge and Eastbourne. The Residence, which is approached by a long carriage drive through the park, is of attractive elevation, and contains a capital entrance hall, three capital reception rooms, and the domestic offices, which are shut off on the same floor, are conveniently arranged. On the first and second floors, which are approached by an easy staircase, is an excellent billiard room, measuring 30ft. 6in. by 23ft., from which charming views of the surrounding undulating country can be obtained; also nine good bed and dressing rooms, bathroom, etc.; smoking room. The stabling is conveniently removed from the House, and comprises three stalls and two loose boxes, a double coach-house, harness room, washing room, and four rooms over. There are also cottages for gardener and coachman. The grounds are well-matured, and of a very attractive character, and include shrubberies, well-shaded tennis and croquet lawns, kitchen garden, and a paddock, the whole extending to about eight acres. The farm lands are about 117 acres in extent, and include some 25 to 26 acres of woodlands, through which there are some very pretty walks, together with suitable farm-house and buildings; and the whole extends to about 125 acres. Trout fishing may be enjoyed in the streams and a lake of about two acres on the Estate, and a good variety of fishing is also to be obtained in the district. There are several rabbit warrens on the Estate, and capital sport can be obtained. Golf links about five miles distant. The water supply is abundant and good, and the drainage is modern and well up-to-date. Rent (furnished) ten guineas a week; or thirteen guineas a week, including the use of a carriage and pair, and also donkey and pony. In each case garden produce and the produce of two cows included.—Further particulars and plan may be seen at Messrs. FAREBROTHER, ELLIS & CO., 29, Fleet Street, E.C. (4401.)

MESSRS. FAREBROTHER, ELLIS & CO.,

29, FLEET STREET, E.C.

BEAL & MYRTLE, 3, CONDUIT STREET, LONDON, W.

CROMER.—To be SOLD, or LET for the summer months, situated three minutes from the sea, a handsome Detached RESIDENCE, standing in half an acre of ground, and commanding sea views from every window. The accommodation comprises entrance hall, dining room, drawing room, and morning room, ten bedrooms, two dressing rooms, bathroom, kitchen, and usual offices; two-stall stable, loose box, coach-house, etc.—For rent and price, apply BEAL & MYRTLE, 3, Conduit Street, W. (17,642.)

HERTFORDSHIRE (one hour from London).—To be SOLD, a Desirable RESIDENCE of some age, prettily situated in charming grounds of two acres, vineyard (glasshouse) and fruit trees of every kind; very fine tennis lawn. The accommodation comprises panelled oak dining room, three other reception rooms, eleven bedrooms, bathroom; good stabling for seven horses, with rooms over for coachman and groom.—For price apply to BEAL & MYRTLE, 3, Conduit Street, W. (14,759.)



HAMPSHIRE.—To be LET, Unfurnished, or SOLD, a FAMILY RESIDENCE, standing in its own grounds of about four acres, containing four reception rooms, twelve bed and dressing rooms, bathroom, and usual offices. Stabling consists of three stalls, four loose boxes, coach-house, harness room, etc. This property is very conveniently placed for fishing, hunting, or yachting.—Apply BEAL & MYRTLE, 3, Conduit Street, W. (13,998.)

BERKSHIRE.—To be LET, Furnished, or SOLD, a Country RESIDENCE, standing in 38 acres of ground, running down to and adjoining the Thames. The grounds consist of well laid-out pleasure gardens with tennis and croquet lawns. It contains five reception rooms, eleven bedrooms, good bathroom, kitchen, housekeeper's room, and usual offices. Excellent drainage; gravel soil.—Inspected and recommended by BEAL & MYRTLE, 3, Conduit Street, W. (12,171.)



DEVON (near to the sea).—For SALE, or to be LET, Furnished or Unfurnished, a commodious FAMILY RESIDENCE, containing five reception rooms, fifteen bed and dressing rooms, three bathrooms, lovely gardens and grounds; stabling for six horses.—Recommended by BEAL & MYRTLE, 3, Conduit Street, W. (13,121.)

HARROGATE.—To be SOLD, facing the Stray, a well-built Detached RESIDENCE, containing large entrance hall, dining room, 27ft. by 15ft.; drawing room, 29ft. by 15ft. 6in.; breakfast room, 18ft. by 16ft.; morning room, 15ft. square, seven bedrooms, usual domestic offices. Would be LET, Furnished, for the season.—Apply BEAL & MYRTLE, 3, Conduit Street, W. (13,842.)



GLOUCESTERSHIRE.—To be LET, Unfurnished, five miles from Bristol, in a good hunting district, and very pretty country. Approached by a long carriage drive with lodge at entrance. The House contains entrance hall, four reception rooms, billiard room, seventeen bed and dressing rooms, usual offices; stabling for six horses, coach-house, etc. Rent, with twelve acres, £150 per annum.—Apply BEAL and MYRTLE, 3, Conduit Street, W. (9037.)



INVERNESS.—To be LET, Furnished, Unfurnished, or SOLD, a well-built RESIDENCE, commanding unrivalled views of Highland scenery, with garden about one acre. It contains three reception rooms, eight bedrooms, three dressing rooms, bathroom, and complete servants' accommodation. Fishing may be had in the neighbourhood. Excellent water and drainage.—For particulars, apply BEAL & MYRTLE, 3, Conduit Street, W. (12,747.)

HANTS (Farnham, near).—For SALE, a charming PROPERTY, comprising about 155 acres of beautifully timbered park and pasture lands, with two lakes. The House is replete with every modern convenience, and contains handsome reception rooms, twelve bedrooms, two dressing rooms, bathroom, very attractive pleasure grounds, three tennis lawns, prolific gardens, vineries, etc.; very good stabling for ten horses, rooms over, six cottages, and lodge entrance, farmery. The House is lighted by electricity.—Personally inspected and recommended by BEAL & MYRTLE, 3, Conduit Street, W. (14,103.)



IN THE MIDLANDS (a first-class hunting centre).—To be LET, Furnished, or SOLD, a modern Elizabethan Country RESIDENCE, standing in about 100 acres of park-like land, with fine pleasure grounds extending to about five acres, with fine ranges of glasshouses. The gardens can be made to pay for themselves. The House contains fine entrance hall, large dining room, with conservatory opening off, fine drawing room, morning room, music room, 80ft. by 28ft., with vaulted roof 35ft. high, which contains a very fine organ and a billiard table. On the first floor are twelve bed and dressing rooms and boudoir; on the second floor, eleven bedrooms; there are four bathrooms; domestic offices comprises servants' hall, housekeeper's room, butler's pantry, plate safe, large kitchen and other offices. Stabling for eleven horses, ample coach-house accommodation, cowshed, etc., coachman and gardener's cottages, and laundry.—For further particulars, apply BEAL & MYRTLE, 3, Conduit Street, W. (12,365.)



KENT (in a picturesque district, 36 minutes from town).—Charming Country RESIDENCE to be LET, Furnished, for the summer. Approached by a well-kept carriage drive with lodge entrance, and standing in perfect grounds of about 50 acres. The accommodation comprises a suite of handsome reception rooms, including billiard and music rooms, fifteen bed and dressing rooms, day and night nurseries, two fitted bathrooms, complete domestic offices. The grounds are tastefully laid out in terraces, include tennis and other lawns; Italian garden and woodland walks extending to several acres; productive kitchen garden, conservatory, vineyard, and glasshouses. Near station. Roman Catholic and other churches. Stabling, carriages, and horses could be left.—Inspected and recommended by BEAL & MYRTLE, 3, Conduit Street, W. (14,375.)

CANTERBURY (near). To be SOLD, a FAMILY RESIDENCE, standing in nearly nine acres of grounds of which three acres are flower and kitchen gardens, two tennis lawns and glasshouses, first-rate trout fishing for about three miles in the lesser Stour which runs through the grounds; good golf in the neighbourhood. The House contains entrance hall heated by hot water, large drawing room, dining room, smoke room and billiard room, two staircases, one of which is very handsome oak, ten bedrooms, two dressing rooms, bathroom, linen room, good domestic offices; stabling for six horses, two large coach-houses with rooms over for men. Perfect drainage. For price, apply BEAL & MYRTLE, 3, Conduit Street, W. (14,439.)

KENT.—To be SOLD, or would be LET, Furnished, for the summer, a charming RESIDENCE, substantially built, occupying a pleasant site, with south-west aspect, stands high, and commands some of the finest views in Kent. The pleasure grounds comprise about three acres, disposed of in tennis lawn and flower gardens, capital fruit and vegetable gardens of about two acres, and an orchard of three-and-a-half acres. The accommodation consists of spacious entrance hall, capable of taking full-sized billiard table, three reception rooms, conservatory, two staircases, nine bedrooms, dressing room, bathroom, excellent domestic offices; two-stall stable, double coach-house, and other outbuildings; abundant supply of hard and soft water; gardener's cottage of five rooms. The House is in good order and ready for immediate occupation. Price £3,750.—Apply BEAL & MYRTLE, 3, Conduit Street, W. (14,299.)

MUNDESLEY-ON-SEA.—To be LET, Furnished, or SOLD, a RESIDENCE, standing in good gardens, with private way down to the sands. It contains four reception rooms, ten bedrooms, kitchen, and usual offices; stabling for two, coach-house, etc. Photo. at office.—Apply BEAL & MYRTLE, 3, Conduit Street, W. (12,597.)



NEAR WORCESTER, to be LET, Unfurnished, or SOLD.—An attractive Modern RESIDENCE, within half-a-mile of the Severn, and commanding a lovely view of the Malvern Hills. Grounds extend to about seven acres, are well laid out and wooded. House is heated by hot water pipes and in excellent order, it contains spacious hall with fireplace, drawing room, dining room and morning room, good domestic offices, all on the ground floor. First floor approached by two staircases, comprises billiard room 26ft. by 28ft., five bedrooms and two dressing rooms, bathroom. Second floor, four bedrooms, dressing room, box room; stabling for three horses, coach-house, etc., ventilation and drainage perfect.—Apply BEAL & MYRTLE, 3, Conduit Street, W. (13,849.)



ISLE OF WIGHT (midway between Shanklin and Ventnor).—For SALE, a unique, picturesque, Freehold ESTATE of about 30 acres, with nearly one mile of sea frontage and good frontages to several roads; the House stands on high ground, and commands one of the prettiest views in the Island. It contains large hall, three reception rooms, four bedrooms; stabling; five cottages, two boat-houses, and other outbuildings. Price very moderate.—Recommended by BEAL & MYRTLE, 3, Conduit Street, W. (14,225.)

£50,000.—RESIDENTIAL ESTATE, of from 900 to 1,000 acres in extent. Good shooting, trout fishing, hunting; excellent stabling for eleven horses. There are three excellent houses on the Estate, one of which can be occupied by the purchaser, for particulars apply BEAL & MYRTLE, 3, Conduit Street, W. (14,313.)



SURREY.—To be SOLD, in a favourite part, convenient to Town, standing 500 feet above the sea, and commanding lovely views; standing in two acres of well laid-out gardens. The RESIDENCE contains three reception rooms, conservatory, usual offices on the ground floor; five bedrooms, bathroom, etc., on the first floor; two bedrooms and a billiard room, 31ft. by 18ft., on the second floor. Water and gas laid on.—Apply BEAL and MYRTLE, 3, Conduit Street, W. (14,625.)

MESSRS. BEAL & MYRTLE,
3, CONDUIT STREET, LONDON, W.

CHANCELLOR & SONS, F.S.I.,
AUCTIONEERS, ESTATE AGENTS & VALUERS,
51, Pall Mall, S.W.
Country Offices: Richmond, Ascot and Sunningdale.



ASCOT.—To be LET or SOLD, Furnished and Unfurnished MANSIONS and RESIDENCES in splendid positions. The above view represents the racecourse on the Cup Day, and the scenery around is of the grandest description; the fine stretch of woods of Windsor Forest forming a delightful contrast to the ordinary views in other parts of the country. The position is one of great salubrity; it is about 350ft. above sea level, and adjoining pine woods of Swinley, lend an invigorating air, which is considered by the medical profession to be so remarkably healthy. The Medical Officer of Health reports that Ascot occupies a high position in the category of healthy districts, the death rate being only 12·8 per 1,000, whilst that for London and the principal towns of England is 19·7, thus proving it to be a very healthy neighbourhood. "Amid the pine woods on the Bagshot sands—the healthiest spot in the world."—SIR JAMES CLARK.

"One of the healthiest and most beautiful in our Islands."—THE LANCET.

THE ATTRACTIONS OF ASCOT include: Royal race meeting, golf links, hunting with Her Majesty's Buckhounds, Mr. Garth's Foxhounds, and Mr. Grenfell's Harriers. Public library, excellent schools, churches and chapels; beautiful walks and drives; capital service of trains to Waterloo, Weybridge, Woking, Windsor, and Reading; gas and water supply; fire brigade, low rates, and natural drainage.—Agents, CHANCELLOR & SONS, Ascot and Sunningdale.

ASCOT RACES, 1900.

MESSRS. CHANCELLOR & SONS can offer the following for the Ascot race week:

ASCOT HEATH (facing course).—Thirteen bed, bath, three reception; stabling for four ... 200 gns.
BRACKNELL.—26 bed, seven reception; stabling for six; park ... 150 gns.
WINDSOR FOREST.—Nineteen bed, four reception, billiards; stabling for nine ... 200 gns.
ASCOT.—Eighteen bed, bath, four reception; stabling for eight, 250 gns.
ASCOT.—Seventeen bed, bath, five reception; stabling for five, 200 gns.
SUNNINGHILL.—23 bed, four reception, billiards; stabling for five ... 200 gns.
ASCOT.—Five bed, bath, two reception; stabling for two, 50 gns.
VIRGINIA WATER.—Eighteen bed, bath, four reception, billiards; stabling for five ... 130 gns.
ASCOT.—Nine bed, three reception; stabling ... 70 gns.
ASCOT.—Eight bed, bath, two reception ... 60 gns.
ASCOT.—Five bed, two reception; stabling for two ... 30 gns.

For particulars and cards to view the above, and also every available House to be let for the Ascot race week, or the summer, apply to CHANCELLOR & SONS, Ascot Station.



FOR SALE BY AUCTION, JULY 2nd.

ASCOT, close to the racecourse and golf links.—Fine old FAMILY MANSION, seated in delightful park-like grounds of 82 acres, with lake. The Residence contains 21 bed and dressing rooms, three bathrooms, three reception rooms, fine library, and billiard saloon; stabling for eleven horses, farmery, etc., bailiff's cottage and cottage for gardener, well-stocked gardens with ranges of glasshouses.—Sole Agents, CHANCELLOR & SONS, Ascot Station, Berks, and at Richmond and 51, Pall Mall, S.W.



SUNNINGDALE (near Ascot).—A delightful Freehold PROPERTY, comprising a splendidly-built Family Mansion, containing nineteen bed and dressing rooms, bath, boudoir, grand hall or saloon, four large reception rooms, billiard room, well arranged domestic offices; first-class stabling for ten horses, model farmery, dairy, excellent range of glasshouses, well-stocked fruit and walled kitchen gardens; an ivy-clad ruined cottage, lodge entrance, and beautifully timbered and shrubbed grounds, with ornamental miniature park; in all upwards of 27 acres.—Sole Agents, CHANCELLOR & SONS, Ascot and Sunningdale.

CHANCELLOR & SONS, F.S.I.,
SURVEYORS, LAND AGENTS AND VALUERS,
51, Pall Mall, London, S.W.; 1, King Street, Richmond, Surrey,
and at Ascot and Sunningdale, Berks.

GARVEY & GOOK,
AUCTIONEERS AND ESTATE AGENTS,
19, Regent Street, Piccadilly Circus, S.W.
Illustrated Register free by post for three stamps.



THIS stone-built MANOR HOUSE in a favourite part of Wiltshire, surrounded by exceedingly nice grounds, adorned with fine timber, and a moderate extent of orchard, grass and woodland, to be SOLD. It occupies a charming position, on high ground with good views, and contains about twenty bed and dressing rooms, large hall, four reception rooms, billiard room and complete offices; ample stabling and two cottages. The lordship of the manor and two or three smaller houses will be included.—Full particulars of GARVEY & GOOK, 19, Regent Street, S.W.



HERTS (within an hour of London, on one of the favourite lines).—To be LET, well furnished, for about eighteen months or a less period, might be had Unfurnished, this charming FAMILY RESIDENCE, standing in beautifully timbered grounds of about ten acres with avenue approach; eight bed, billiard and three large reception rooms; stabling and two cottages. Close to a good town and golf links.—Agents, GARVEY & GOOK, 19, Regent Street, S.W.



NEAR TO SUFFOLK COAST.—To be LET for a term of years, partly furnished, this exceedingly beautiful COUNTRY HOUSE, in a magnificently timbered park, overlooking in the distance a lake of sixteen acres, affording fishing and boating. The House is sheltered by woods on the north and east, and is surrounded by matured grounds with glasshouses. A portion of the park can be had if wanted. There are 20 bed and dressing rooms, hall nearly soft, by soft, three spacious reception rooms, billiard room and full offices; stabling for seven, coachman's rooms, gardener's cottage, etc. Water laid on. Shooting obtainable in the district. Rent 225 guineas.—GARVEY & GOOK, 19, Regent Street, S.W.

ASCOT (and surrounding district).—Messrs. GARVEY & GOOK can offer all the available HOUSES to be LET, furnished, in the district, for the race week, summer, or longer. They have also several PROPERTIES for SALE and to be LET, Unfurnished on lease.—Full particulars and photos can be had at their offices, 19, Regent Street, S.W.

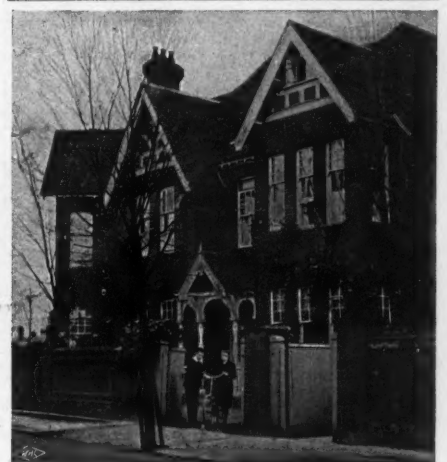
RUTLAND.—2,500-acre RESIDENTIAL and SPORTING ESTATE for SALE. Moderate-sized mansion, park, lake and lovely grounds. Farms all let; half the land in grass and 200 acres wood. Rent roll £2,400 with low outgoings. Good social and hunting district.—GARVEY & GOOK, 19, Regent Street, S.W.

IMPORTANT ESTATE of nearly 3,000 acres (or would be divided), in Hampshire, affording first-class shooting (400 acres wood), to be SOLD. Mansion with about 20 bedrooms, in an extensive, magnificently-timbered park, several good farms, dower-house, etc.—Photo, plan, etc.—GARVEY & GOOK, 19, Regent Street, S.W.

WARWICKSHIRE.—Gentlemen's small COUNTRY HOUSE with stabling, lodge, nice grounds and woodland, to be SOLD, with the adjoining farm of about 50 acres (at present let at £80), for £5,000. Very high and healthy on the red sandstone.—Photo and plan, GARVEY & GOOK, 19, Regent Street, S.W.

GARVEY & GOOK,
19, Regent Street, London, S.W.

BEDFORD SCHOOLS. HOUSES TO LET.
BROMHAM COTTAGE (detached), Chaucer Road, now occupied by the Rev. W. P. Beckett. Three sitting rooms, five bedrooms, bathroom (hot and cold water), and all up-to-date sanitary arrangements. Rent £45 per annum.



REDCOURT (detached), Shakespears Road, now occupied by Mrs. Storey. Containing three very large reception rooms, ten bedrooms. Built ten years ago and fitted with all modern improvements. Walled-in kitchen garden, tennis courts. Rent £160 per annum.

Any of above Houses for SALE, apply, JOHN P. WHITE, The Pygmy Works, Bedford.

NORTH NORTHUMBERLAND.—To LET, Furnished or Unfurnished, Lowlynn MANSION HOUSE, and shootings, containing five reception rooms, thirteen bedrooms, usual servants' accommodation, and other offices; stabling for seven horses, charming old garden and grounds. Good mixed shooting over about 2,500 acres. Excellent fishing in the neighbourhood. The House is situated one-and-a-half miles from Beal Station, on the North Eastern Railway, and eight miles from Berwick-on-Tweed. Three packs of hounds hunt the district.—For further particulars apply to Mr. D. KNIGHT GREGSON, Land Agent, 3, Avenue, Berwick-on-Tweed.



ELTHAM, in the county of KENT.—Important and valuable Freehold RESIDENTIAL and BUILDING ESTATE, known as Avery Hill, containing in all about 84 acres and three perches; with possession.

MESSRS. G. A. WILKINSON & SON will SELL by AUCTION, at the Mart, on Friday, June 15th, at TWO o'clock (unless previously disposed of by private contract), the important and valuable Freehold RESIDENTIAL and BUILDING ESTATE, distinguished as Avery Hill, Eltham, about one-and-a-half miles from Eltham Station on the South-Eastern and Chatham Railway; it comprises an excellent Family Mansion, formerly in the occupation of the late Colonel J. T. North, and built by him in a most expensive and substantial manner of red brick and Portland stone, fitted throughout with electric light and all modern improvements; it is entered by a handsome porte cochère, and contains 33 bed, dressing, and other rooms, three bathrooms, and a marble Turkish bath, three halls with long corridor and gallery, from which open six excellent reception rooms and a billiard room, sculpture gallery, noble picture gallery or ball room, strong room, freezing room, and domestic offices, with lofty tower and belfry tower, large winter garden, conservatories, fernery, vineries, and other glasshouses, engine and machine house with chimney shaft, two lodges, capital stabling for 24 horses, with clock tower, extensive coach-house, and large yard; pleasure grounds, orchard, and kitchen garden, stud farm and park, and pasture land, the whole containing about 84 acres and three perches; possession on completion of the purchase.—Particulars and plan may be had of Messrs. LA BRASSERIE and OAKLEY, solicitors, 12, New Court, Lincoln's Inn, and with cards to view of Messrs. G. A. WILKINSON & SON, Surveyors and Auctioneers, 7, Poultry, London, E.C.



ON LAKE GENEVA, SWITZERLAND.

TO BE SOLD.—A beautiful newly-erected DWELLING-HOUSE, having frontage to and landing stage on Lake Geneva, in Gland, Canton Vaud, Switzerland. The property comprises dining room, drawing room, eight bedrooms, and the usual domestic offices, well-planted garden, and gardener's cottage. The site contains about five statute acres, and there is a good supply of spring water. Immediate possession can be had.—For further particulars apply to BROADBENT and HEELIS, Solicitors, Bolton.

CASSIOBURY END, Watford.—To be SOLD, 50 to 100 ACRES, suitable for the erection of one or two residences; overlooking Cassiobury Park; south-east aspect; on gravel.—Apply to HUMBERT & FLINT, and SEDGWICK, SON and WEALL, Watford.



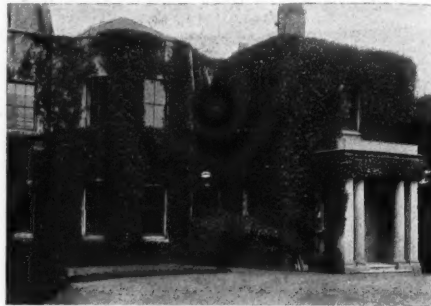
TENNIS LAWN.

THE VALE of MICKLEHAM AND THE RIVER MOLE.

THE Vale of Mickleham is an opening in the bold range of Surrey Hills between Reigate and Dorking, an opening which seems left as it were for the course of the River Mole.

Of the River Mole, James Thorne, in his "Rambles by Rivers," published in 1844 (and there has scarce been any alteration in the district since) says:

"Old Holmesdale raised hills to keep the straggler in,
That of her daughter's stay she need no more to doubt
(Yet never was there help, but love could find it out),
Mole digs herself a path by working day and night
(According to her name, to show her nature right),
And underneath the earth for three miles space doth creep
Up towards the place where first his much-loved Mole was seen,
He ever since doth flow towards delightful Sheen."



PORTICO ENTRANCE.

He continues: "After Betchworth and before quitting the Mole at Dorking, one may, if he so please, step aside a little to 'Deepdene,' with its fine pictures and many walks, such as it is a pity to lose. Dorking, which we believe, is quite unmatched for the number and variety of pleasant rambles it offers, by any other town within the same distance of London, but a treat of no ordinary kind is 'THE VALE OF MICKLEHAM.' Leaving the boasted eminence of Box Hill, so named from the number of box-trees that grow upon it, and where the view from its summit is a most extensive one, there being little to interrupt it in any direction, you may trace the course of the Mole for miles from it.

"Having left Box Hill on our right, we reach Burford Bridge. The Vale here is called 'MICKLEHAM,' and is one of the loveliest anywhere to be found. It would, indeed, be no easy thing to select a more beautiful ramble than that by the side of the Mole, as it winds through this valley. The Downs are close on either hand, and although of no great height, afford pretty varied slopes, and are more wooded than the Downs usually are. All along the valley is a pleasing admixture of soft swelling downs and cultivated land—

"Russet lawns and fallows gray,
Where the nibbling flocks do stray;
Meadows trim, with daisies pied,
Shallow brooks and rivers wide."

"Parks with magnificent trees and lordly mansions, happy-looking country houses, so snugly wrapped up in their coatings of evergreens, yet so gay in their heaps of brilliant flowers, with one or two antique though rural churches, and many a picturesque cluster of cottages.

"NORBURY PARK is in Mickleham. The Mole flows through its beautiful grounds; the House is a fine structure; its walls were painted by Barrett, the successful rival, in the estimation of his contemporaries, of Wilson, with views chiefly of the Lakes, but which appear to harmonise with the natural scenery by which they are surrounded.

"MICKLEHAM CHURCH is evidently of great antiquity; it has a large square tower with double buttresses at the corners; at one side of the tower is a window with a round-headed arch with dentils, and in the body of the church are some others of curious form. There are several interesting monuments about the church, and altogether it will repay examination.

"Although the Mole here runs pretty much through private grounds it may be followed by the pedestrian, and is so beautiful all the way to Leatherhead, that it should not be left, or only to look at some places that may be passed.

"After leaving Norbury Park, we soon reach Thornecroft, and shortly descry the lofty tower of Leatherhead Church, with the irregular roofs of the tower beyond it. Leatherhead Church is an ancient structure, having been re-built about 1346, when the present tower was added. The whole was modernised in 1701 (sic). The interior is very neat and clean in its appearance. It abounds with noticeable monuments, both within and without."

The following seems as although written but yesterday: "Leatherhead is a quiet town, little appears to disturb it—the ostler at the Swan seems the only person moved even by the stage as it passes through its long street. It is situated on very irregular ground, and has therefore less stiffness than many country towns. It is a very old place, being mentioned in Domesday Book, and bears evident traces of antiquity."

SURREY (only 40 minutes from London).—"VALE LODGE," an attractive RESIDENCE and seven acres, in the beautiful district of Mickleham and Leatherhead, to be LET on lease or SOLD.

This Property occupies a delightful position amongst the famed Surrey Hills, on the outskirts of the rural town of Leatherhead, at the head of the beautiful Mickleham Valley, which extends to Dorking and Box Hill, hereinafter described, in the midst of the charming seats of "Givons Grove," "Cherkley Court," "Norbury Park," "Juniper Hall," "Downside," etc., close to the Church; within a mile of the Stations on the London & South Western Railway, and London, Brighton & South Coast Railway, and about three-quarters of an hour's journey thither from either the City or the West End, nineteen miles from London by road. It is approached from the Dorking-Leatherhead Road through a carriage drive, with pretty lodge, and flanked by shrubby banks.

The RESIDENCE, which is placed on elevated ground, and ivy clad, contains the following accommodation: On the ground floor one enters through the enclosed portico and entrance hall (66ft. by 12ft., warmed by hot water coils), which opens to an ante or billiard room (20ft. by 20ft.) with bay French windows having steps to garden. Beyond is the drawing room (36ft. by 25ft.), fitted with a steel Ormolu stove and Rouge royal marble chimney-piece.

A sash panel opens to a conservatory, having tessellated floor and heated with hot-water pipes; and a door from it leading to the grounds. Further on is the library or tea-room (26ft. by 14ft. 6in. with bay, tiled hearth and carved oak chimney-piece; justice or business room, lavatory and w.c. On returning to the entrance hall, on the left is the dining room (24ft. by 21ft.), with deep bay sideboard recess, and fitted with a sculptured and inlaid marble chimney-piece. Also further on is a morning or school room (about 22ft. 6in. by 16ft.); these rooms could with advantage be made into one. On the upper floors there are in all 22 bedrooms, but the ten principal bed and dressing rooms on the first floor include a suite of three

bedrooms communicating, respectively 24ft. by 17ft., 20ft. by 16ft., and 21ft. square, the latter opening to a terminal landing of principal staircase, off which are dressing and bathrooms, fitted with bath, hot and cold water supplies, enclosed w.c. and lavatory; a bedroom about 20ft. square, with bay; single bedroom adjoining; another bedroom 20ft. square, with bay and large dressing room adjoining; another single bedroom fitted with wardrobe closet, forming communication with a bedroom which adjoins, and four good bachelors' bedrooms. A door leads to the back staircase, landing, two w.c.'s, house-maid's sink, with hot and cold water, workroom, and four servants' attic bedrooms. In the inside of the angle formed by the reception rooms are placed, in a most convenient manner, the domestic offices, which consist of butler's pantry, well fitted and having hot and cold water laid on; butler's bedroom; housekeeper's room; servants' hall, out of which a staircase leads to four servants' bedrooms. Kitchen, stone paved, having large open range, oven and hot plate, scullery, and two larders. Excellent basement cellars for wine, beer and storage. Outer yard, coal and wood stores, knife and boot house, and servants' w.c. Out offices including engine house, with gas engine and appliances for pumping water from well to the house cisterns, game larder, dairy, and oil house.

THE DETACHED STABLING comprises harness room and a loose box and three stalls, double coach-house for four carriages, with staircase to four upper rooms for coachman and forage lofts, another loose box and three stalls, large yard (partly paved and connected with entrance gates, from back road), manure pit, a detached building (adaptable as an extra coach-house and loose box), a range of dog kennels, and yards with boiling-house and garden earth closet.

PLEASURE GROUNDS AND ORNAMENTAL GARDENS, ranging principally to the south of the House, are laid out in undulating lawns sheltered by laurel banks, flower borders and beds, with a SPACIOUS TENNIS LAWN, backed by ivy and grass banks. Shaded by lofty trees and some finely-matured specimen shrubs and flowering trees. Various gravelled and shaded walks lead from wicket entrances at convenient points. A LARGE VEGETABLE AND FRUIT GARDEN with mulberry, fig, and old-fashioned fruit trees in vogue in the last century, partly walled, contains a variety of standard trees. A SECOND WALLED-IN KITCHEN GARDEN, well-planted with wall and other fruit-bearing trees, with double vineery about 60ft. long, and peach-house 30ft. long, heated by separate fires. OUTER GARDEN, containing melon and cucumber houses, greenhouse, and range of strawberry pits, all heated from one boiler, and potting shed. In close proximity to the gardens is a HEAD GARDENER'S COTTAGE, modern built, in red brick with tiled roof, containing two upper rooms, parlour and kitchen, with yard and sheds for wood and coals, and earth closet. Another cottage for bailiff, brick and slated, containing five rooms, with garden and range of sheds.

AS A SITE FOR A NEW MANSION.

For many years it has been almost impossible to buy land in this Mickleham Valley. No estate on being sold has been divided, rather, they have been sold intact, and in many cases have been absorbed in the adjoining properties.

This seven acres of charming grounds on the hillside is an opportunity for obtaining a "pied à terre" in this beautiful district. All sylvan beauty is greatly enhanced by being seen from a high level, and a residence placed on the tennis lawn would give a much more elevated view of the charming scenery than the present House. The present House could be occupied during the building of the new one.

The picturesque village of Leatherhead, seated astride the River Mole, by Fetcham Grove and Fetcham Park, is one of the few pretty old-world villages still left in Surrey. Except for a passing bicycle and the steam of a distant train, one sees little alteration in the place than in the year 1851 of the Great Exhibition.

The L. & S.W. Railway trains from Waterloo to Leatherhead and Guildford are: 5.55, 7.25, 9.2, 9.55, 11.13, 12.32, 1.32, 2.10, 2.40, 3.19, 4.30, 5.32, 6.32, 6.42, 7.38, 8.10, 9.10, 10.0, 10.55, 12.0. Sundays: 10.5, 1.35, 5.40, 7.55, 9.50.

From Guildford to Waterloo are: 8.15, 9.25, 1.55, 4.55, 6.3, 6.35, 8.0. Sundays: 7.55, 1.15, 5.45, 8.40. From Leatherhead to Waterloo are: 7.20, 7.54, 8.37, 8.54, 9.30, 10.0, 11.1, 12.37, 1.50, 2.30, 4.15, 5.32, 6.31, 7.13, 8.0, 8.40, 9.35, 11.0. Sundays: 8.35, 10.15, 1.50, 6.25, 9.18.

The L.B. & S.C. Railway trains from Victoria to Leatherhead and Boxhill, are 8.0, 9.13, 10.43, 12.55, 4.5, 4.55. From Leatherhead to Victoria, 9.42, 10.4, 11.34, 11.53, 12.23, 1.5, 2.21, 5.3, 7.24, 10.4. Trains from Boxhill and Dorking are a few minutes' earlier. Besides frequent trains from London Bridge.

b Saturdays only. c except Saturdays.

"VALE LODGE" comprises an area of 7a. 2r. 25p., of one of the most beautifully-timbered parts of the County of Surrey. To be LET, on 21 years' lease. Rent £450 per annum. Or the Freehold to be SOLD, price £10,000. Immediate possession.—Further particulars may be obtained of Messrs. WATSON, SONS & ROOPE, Solicitors, 12, Bouverie Street, Fleet Street, London, E.C.; Telephone No. 26 Holborn. Messrs. JAMES SAUNDERS & SONS, Surveyors, 21, Great College Street, Westminster, London, S.W.; and of Messrs. NORTON, TRIST & GILBERT, Land Agents, Surveyors and Auctioneers, 70, Queen Street, Cheapside, London, E.C.; Telephone No. 5235 Bank.



VIEW TOWARDS NORBURY.



THE LIBRARY.

CURTIS & HENSON, Auctioneers, Land and Estate Agents,

Telegrams: "SUBMIT," LONDON.

5, MOUNT STREET, GROSVENOR SQUARE, W.

Telephone 1460 GERRARD.

ONE OF THE CHEAPEST SPORTING ESTATES AT PRESENT IN THE MARKET. ONE-AND-A-QUARTER HOURS FROM TOWN.

NEARLY 2,000 acres, and a beautiful Elizabethan MANSION for SALE, at a remarkable sacrifice. The Residence is in first-class order, stands in a well-timbered park, commands extensive views and contains a fine suite of reception rooms, about 20 bedrooms and usual offices; stabling, cottages, etc. The woods are admirably placed for the preservation of game.—Terms and photos. of CURTIS & HENSON, 5, Mount Street, W.

3,000 ACRES of SHOOTING, together with a fine old Country HOUSE, about an hour from town.—The Residence is delightfully placed on a hill in its own extensive park, approached by a long drive, with three-roomed lodge at entrance. It contains square entrance hall, billiard room, morning room, and a noble dining room, two drawing rooms, library, smoking room, 25 bed and dressing rooms, and complete offices; stabling for eight horses, coach-house and rooms over. The grounds are very prettily arranged and beautifully timbered with some grand old cedars, large walled kitchen garden with vinery, hot-house, etc. Rent 500 guineas per annum.—Personally inspected by CURTIS & HENSON, 5, Mount Street, W.



A BEAUTIFUL ENGLISH HOME, one of the principal seats in the Midland Counties, suitable for a wealthy gentleman, fond of sport, to be LET, Furnished, for a term of years.—The Mansion is in the Tudor style, is fitted with every modern luxury, and the accommodation briefly comprises handsome suite of reception rooms, suitable for entertaining large parties, complete domestic offices, and about 30 bed chambers; extensive stabling and lovely old grounds, with lake and park lands; private racecourse, shooting over 4,000 acres, and excellent hunting in the district.—Terms, photos, and full particulars of the Agents, CURTIS & HENSON, 5, Mount Street, W. Inspected and strongly recommended.



45 MINUTES FROM TOWN.—One of the cheapest properties at present in the market, comprising an excellent RESIDENTIAL and SPORTING ESTATE of about 400 acres (all grass land), with exceptionally fine model stabling for 30 horses, complete stud farm and riding school. The Mansion, as above, occupies a high and beautiful position, and contains billiard room, fine suite of reception rooms, about 20 bed and dressing rooms, the whole decorated with great taste and lighted throughout by electricity. No expense has been spared in any way. Tastefully arranged grounds with fine lawns, etc.—Personally inspected and recommended by the Agents, CURTIS & HENSON, 5, Mount Street, W.



OXON (about an hour from town), within easy reach of the river, yet on high ground in a most commanding position, on gravel soil.—For SALE, the above delightful Country HOUSE, containing large hall, billiard room, four other reception rooms, about 20 bedrooms and complete offices; excellent stabling, old fashioned gardens, woodlands and park, in all about 100 acres. Excellent farm buildings, cottages, etc.—Strongly recommended by CURTIS & HENSON, 5, Mount Street, W.



700 ACRES.—Within 25 miles of Town.—For SALE, the above distinguished FAMILY MANSION, in the classic Italian style, occupying a beautiful position some 300 feet above sea level, in the midst of a grandly-timbered park, through which it is approached by two carriage drives with lodge entrances. It is lighted by electricity, and contains fine hall, inner hall, library, two drawing rooms, dining room, morning room, boudoir, about 25 bedrooms, and excellent offices. The substantially-built stabling provides accommodation for about 20 horses, and forms three sides of a square, coach-house for nine carriages, and men's rooms. The grounds are finely planted with magnificent shrubs and noble specimen trees, and comprise beautifully-terraced flower gardens and lawns, lakes and cricket ground; excellent walled kitchen garden, green-houses, vineries, etc.; farms, cottages, etc., the whole extending to some 700 acres.—Terms of CURTIS & HENSON, 5, Mount Street, W.

18,000 ACRES of SPORTING and one of the most beautiful Country HOMES in England (the seat of a nobleman) to be LET for one or more years, Furnished. The Residence is beautifully placed in the centre of extensive park lands, bounded for some miles by a trout stream, with exclusive fishing rights.—Sole Agents, CURTIS & HENSON, 5, Mount Street, W.



30 MINUTES WEST OF LONDON on the G.W. Ry., to be LET, Unfurnished.—This most delightful old-fashioned Country Mansion, with exceedingly large and lofty reception rooms, comprising front hall, 22ft. by 15ft., two drawing rooms, dining room, billiard room, study, about twenty bed and dressing rooms, bathroom and first-class offices. Stabling for nine horses, matured old world grounds inexpensive to maintain, and several acres of meadow land, all in a ring fence; cottages, etc. Rent £250.—Personally inspected and recommended by CURTIS & HENSON, 5, Mount Street, W.



1,600 ACRES of SHOOTING and a charming old ABBEY, an hour from London, to be LET, Furnished, for a term of years; the Mansion occupies a lovely position in beautiful old grounds, and contains 20 bed and dressing rooms, fine suite of reception rooms, billiard room and complete offices; stabling, etc.—Personally inspected by CURTIS & HENSON, 5, Mount Street, W.

20 MILES FROM TOWN.—To be LET, Furnished, by the year, a fine old Country SEAT, together with shooting over about 1,000 acres. The House stands in a grandly-timbered park of nearly 150 acres, and contains billiard room, four large handsome reception rooms, about 20 bedrooms, and complete offices; stabling, lodges, cottages, etc. Good water and drainage; gravel soil.—Recommended by CURTIS & HENSON, 5, Mount-street, W.

HISTORICAL and interesting Family MANSION, erected in the sixteenth century, in a beautiful district 50 minutes from town, to be LET, Furnished, for the Summer months. The House stands in charmingly-timbered grounds and park lands of nearly 100 acres, on gravel soil; billiard, four reception, bath, and sixteen bed and dressing rooms; stabling; fine old lawns, etc.—CURTIS & HENSON, 5, Mount Street, W.

£21 PER ACRE, including TIMBER.—Freehold ESTATE, of about 600 acres, with several Home steads, Buildings, and Cottages.—A picturesque sporting Property, of undulating grass, arable, and woodlands in a ring fence; well timbered with oak, ash, beech, and elm. One mile from church and post-office, and two-and-a-half from a Sussex station, whence London is reached in one-and-a-half hours.—Inspected and recommended by CURTIS & HENSON, 5, Mount Street, W.

WANTED to purchase, in the Eastern Counties, a SPORTING ESTATE of from 1,000 to 1,500 acres with Residence, containing about 20 bedrooms. Return from Estate will not be expected so much as first-class shooting.—Particulars to "Sir J." c/o CURTIS & HENSON, 5, Mount Street, W.

WANTED to purchase, in the Home Counties, a SPORTING ESTATE of about 2,000 acres, together with a Residence containing not more than 20 bedrooms. No objection to a place six or seven miles from a station.—Particulars to "Automobile," c/o CURTIS & HENSON, 5, Mount Street, W.

WANTED to RENT, Furnished, by the year or longer, a Gentleman's RESIDENCE in the neighbourhood of Ascot or Bagshot. The House should contain twelve to fourteen bedrooms, four good reception rooms; stabling for six or more, and extensive grounds and park lands.—Full particulars to "W." c/o CURTIS & HENSON, 5, Mount Street, W.



EASTERN COUNTIES.—For SALE, one of the finest SPORTING ESTATES for its size at present in the market, extending to some 3,000 acres. The Property is heavily timbered, and arranged in first-class covers. The Mansion (of which the above is a photo.) is a very superior one, and contains billiard room, three other reception rooms, about fifteen bedrooms, and ample offices. The whole lit by electricity. Stabling and delightful gardens and grounds.—Terms of CURTIS & HENSON, 5, Mount Street, W.

2,000 ACRES OF SHOOTING AND TROUT FISHING.



SOUTH WALES.—Eight miles from Cardiff, and one-and-a-half miles from a station. To be LET, Furnished, for the summer months or longer, the above delightful Elizabethan MANSION (restored about 30 years ago), standing high and well sheltered in its own lovely old grounds and park lands, approached by a long carriage drive with lodge entrance. The House faces South, commands lovely views, and contains large hall (used as a sitting room), fine drawing and dining rooms, library, billiard room, and above, reached by three staircases, are 20 bed and dressing rooms and two bathrooms. Stabling for nine horses, and shooting over 2,000 acres; trout fishing.—Terms of CURTIS & HENSON, 5, Mount-street, W.



3,000 ACRES of excellent Shooting and Fishing, together with the above beautiful old Country SEAT, on the borders of Northamptonshire, near a main line, standing in a nobly timbered park of some 150 acres, and containing billiard room, handsome ballroom, saloon or music room, drawing room, dining room, library, conservatory, about 25 bed and dressing rooms, and complete offices; stabling for fifteen horses, two lodges, shady and charmingly laid out grounds, the whole bounded for about two miles by a river. To be LET, Furnished, at 350 guineas a year, or for the summer months.—Personally inspected by CURTIS & HENSON, 5, Mount Street, W.

MESSRS. CURTIS & HENSON, Auctioneers, Land and Estate Agents,
5, MOUNT STREET, GROSVENOR SQUARE, W.

THE MANOR HOUSE.



THE SOUTH FRONT.



THE EAST FRONT.

SOUTH DEVON.

TO BE SOLD, a charmingly-situated FAMILY RESIDENCE in South Devon, in a yachting port and a hunting district, in full view of the sea, and standing in its own private grounds of three acres, with beautiful pleasure and flower gardens, large lawn (three tennis courts), fruit and kitchen gardens, and pleasant grounds, with shaded walks. An oasis of country life in the midst of town conveniences, in close proximity to the stations of the Great Western and South Western Railways, and in a gay and sociable neighbourhood. The House, which is in a thorough state of repair, contains an entrance hall, and 22 rooms with necessary offices, including a double drawing room, dining room, 34ft. long, library, 24ft. long, morning room, 27ft. long, all with bay and oriel windows, billiard room, twelve bedrooms and dressing room, two bathrooms, housekeeper's room, servants' hall, kitchen and butler's pantry, etc. (five w.c.'s). A beautiful verandah and terrace fronts the house and a charming conservatory. The outside is picturesquely covered with ivy and Ampelopsis Veitchii, flowering creepers and roses. The House is heated by a Keith's boiler in the basement, with radiators in the hall and on each floor. The grounds are well planted with trees and shrubs, a pretty summer-house and shaded seats. There is a beautiful avenue of lime trees. The fruit and kitchen gardens contain a large greenhouse, divided for stove plants, ferns, and palms, etc., heated and cold frames, fruit-house, etc., also a poultry run. The stables contain accommodation for five horses (three loose boxes), coach-house (heated) for three carriages, and rooms for coachman and family. Open and covered yard. There are also two cottages (three rooms each), with outside offices for indoor or outdoor servants. The property is held on a long lease, of which 57 years are still unexpired, with a ground rent of £30 per annum, but this ground rent would practically be neutralised by the annual rental or value of the two cottages. Price £6,000. See above views of the House. Fixtures and fittings at a valuation.—Apply through the House Agents, or to Advertiser, Box 45, Post Office, Plymouth.



TORQUAY.

FOR SALE.—"Hollinwood."—A charming RESIDENCE situate on Warberry Hill, and commanding a fine and extensive view of the harbours and Torbay, with Berry Head in the distance. Exquisite grounds and garden, all in perfect order and repair.—For further particulars apply to Messrs. OLIVER & PRATT, Ltd., Strand, Torquay.

LEAMINGTON SPA.—To be LET, Furnished, for the summer season, 1900, or for a term of years, a detached FAMILY RESIDENCE; three reception, twelve bed and dressing rooms; stabling for six; good garden.—Apply COOKES and SOUTHOORN, 38, The Parade, Leamington Spa.

NORTHAMPTONSHIRE.—To LET, Furnished, with immediate possession, for season or yearly tenancy, capital RESIDENCE or HUNTING BOX, three-and-a-half miles from Northampton, within easy distance of Pitychley and Grafton Hunts, containing three reception and seven bedrooms; stabling for eight horses. Two cottages if required.—For further particulars, Apply MACQUIRE & MERRY, Estate Agents, Northampton.

PERTSHIRE.—To LET, "CARDROSS HOUSE" and SHOOTING over 6,800 acres. Well Furnished House, with gas, and billiard room. Fine park and pleasure grounds; exceptionally varied shooting; one-and-a-half miles from Port of Menteith station.—Apply to Messrs. DUNDAS & WILSON, 16, St. Andrew Square, Edinburgh.

ESSEX (half-an-hour from Fenchurch Street).—Fine old Elizabethan MANSION completely restored and replete with every modern convenience; stands in eleven-and-a-half acres of finely-wooded and well laid-out grounds, lawns, and shrubberies; excellent stabling, coach-house, etc. The House contains some twenty well proportioned rooms, bathroom, and superior offices; good sanitation and water supply; near church, station and post-office; additional land could be acquired. Price £12,000; a great bargain.—Apply WILLIAM COWLIN and SON, Auctioneers, 25, Victoria Street, Clifton, Bristol.

CHISLEHURST (facing the Common).—A Freehold RESIDENTIAL PROPERTY, situate within easy reach of the railway station and adjoining the golf links, over which it has extensive views, comprising a good family Residence surrounded by about an acre of gardens and pleasure grounds. The House is approached by a carriage sweep, and contains, on the ground floor, dining room, morning room, large room suitable for a drawing room opening into conservatory and library, and complete domestic offices; on the half landing a full-sized billiard or gymnasium; and, on the upper floors, nine good bedrooms, one dressing room and bathroom. The gardens, which are well laid out, include tennis lawn and kitchen garden, and extend to and overlook the golf links in Camden Park. The House has been recently occupied as a first-class private school, for which it is still suitable if required.

MESSRS. DANIEL SMITH, SON & OAKLEY have received instructions to offer the above Freehold PROPERTY for SALE by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on Wednesday, the 13th June, 1900, at 1 for 2 o'clock precisely, in one lot, with possession, unless previously sold by private contract.—Particulars, with plan, may be obtained of Messrs. CRAWLEY, ARNOLD & CO., Solicitors, 3, Arlington Street, London, S.W.; at the Mart; or, with orders to view, of the Auctioneers, 10, Waterloo Place, Pall Mall, S.W.

BENVILLE MANOR, CORSCOMBE, DORSET.—To be LET, Furnished, this picturesque Seventeenth Century MANOR HOUSE, standing high, approached by carriage drive with lodge. Three-and-a-half miles from Evershot Station, G.W.R. Five reception rooms, ten bedrooms, bathroom, and usual offices; stabling for seven; charming gardens and grounds, and 500 acres shooting. Rent, well Furnished, £80 for six months, or £150 for one year.—Apply, Mr. W. T. CORPE, Agent, Yeovil.



ENGLISH LAKES.—To be SOLD by AUCTION, by Messrs. R. MUMBERSON & SON, at the Keswick Hotel, Keswick, on Thursday, 21st June next, at FOUR o'clock in the afternoon (unless previously disposed of by private treaty), the charming RESIDENTIAL ESTATE of "Hassens," Buttermere, Cumberland, comprising Mansion House, with stabling, outbuildings, and well-wooded and ornamental grounds running down to the lake, together with the adjoining farm and farm-buildings, and also the detached portion of land known as Miller's Tenement, the whole Estate comprising about 141 statute acres of Freehold land. The Residence contains five reception rooms, billiard room, twelve bedrooms, etc. Excellent boating and fishing on the lake; telegraph office in the village.—For plans and particulars, apply to the Auctioneers, Keswick; to A. R. SALE, Land Agent, Viaduct Chambers, Carlisle; to S. WATERHOUSE, SONS & CO., Land Agents, 3, Cook Street, Liverpool; or to Messrs. WAUGH & MUSGRAVE, Solicitors, Cockermouth.

IN an extremely favourite position in the Hyde Park district.—To be SOLD or LET, an important and exceedingly attractive detached Town RESIDENCE, containing on the ground floor, three spacious reception rooms, serving room, tiled halls and lavatory; on the first floor, six excellent bed-chambers, bathroom and tiled conservatory; on the second floor, five more capital bedrooms; the domestic offices are fully adequate; excellent modern stabling for four horses. Large garden with tennis lawn; electric light and other modern appliances.—Full particulars of H. WEBB & MILTON, 28, Pall Mall, S.W. (opposite the Carlton Club), who will be pleased to make arrangements for viewing.

SOLDIERS' POINT, Holyhead.—To LET (Furnished); this House is splendidly situated near the breakwater; contains ten bedrooms, four entertaining rooms, kitchen, scullery, pantries, larder, wine cellar, with bathroom and w.c.'s; also an outside salt water bath and large grounds in front.—Apply W. WILLIAMS & SONS, Holyhead.

HAMPSHIRE (Freehold land at £7 7s. per acre).—To be SOLD, a SPORTING ESTATE, containing about 830 acres, comprising a commodious farm-house and homestead, about 200 acres of arable land, 20 acres of pasture, and 20 acres of woodland; the remainder being Down and grass land abundantly stocked with rabbits, and carrying a good head of hares and partridges.—For particulars apply to RAWLANCE and SQUAREY, Salisbury.

NORTH OF SCOTLAND.—Pretty Cottage RESIDENCE for summer months, two reception rooms, piano, five bedrooms and bathroom; vegetable and fruit garden, lawn; small field as playground. Splendid Loch and burn fishing. Station one mile; very bracing air. 5 guineas per week.—"Delta." COUNTRY LIFE Office, 20, Tavistock Street, Covent Garden, W.C.

FURNISHED COUNTRY HOUSE, with Shooting over 1,000 acres, to be LET at a moderate rent. "Toft Manor," Cambridge; three reception, eight bedrooms, usual offices, and stabling for four horses, with garden and paddock. Good partridge shooting well adapted for driving, and about 50 acres of covert. Hunting three days a week with the Cambridgeshire Hounds; kennels within four miles.—For particulars and orders to view, apply to Messrs. BIDWELL & SONS, Land Agents, 11, Benet Street, Cambridge.



ARGYLLSHIRE.—To be LET on lease for a term of years or as may be agreed upon, from Whitsunday, 1900, the Residence of KILMUN MANSION HOUSE, Furnished, beautifully situated on the shores of the Holy Loch, with about 4,000 acres of shooting, which includes 700 acres of wood, and fishing for two miles in a good salmon and trout river. The House contains drawing room, dining room, seven bedrooms, hot and cold water, servants' accommodation, etc.; stabling for two horses, coach-house, cottage for coachman, and small kitchen garden. The above Residence is well situated for gentlemen who desire yachting and boating. There is a postal and telegraph office in the village of Kilmun. Glasgow can be reached in one-and-a-half hours; Edinburgh four hours, and London in twelve hours. The shooting consists of grouse, black game, pheasants, woodcock, and rabbits. Proprietor will provide one gamekeeper.—For further particulars apply to C. S. ROEDERER, Factor, Benmore and Kilmun Estate Office, Kilmun, by Greenock.

CROMER.—To be LET, Furnished or Unfurnished, Gentleman's RESIDENCE; lounge hall, two or three reception, eleven bed, bath, and dressing rooms; garden; stabling; near sea.—LIMMER, House Agent, Cromer, Sheringham.

CROMER (Sheringham, Mundesley, "The Broads," district, and Norfolk generally).—For sea-side and country, Furnished and Unfurnished HOUSES, Land, and Shootings, apply H. J. LIMMER, Cromer and Sheringham. Telephone 26 Cromer.

HANTS.—To be LET, Furnished, for July or August, "Quarley Rectory," two miles from Grateley Station, one-and-a-half miles from golf links. Three reception rooms, seven bedrooms; tennis and croquet lawns, stabling for one horse. Very pretty country; bracing, 7 guineas a week.—Rev. E. G. WATTS, "Quarley Rectory," Andover.



TO be LET or SOLD.—Attractive RESIDENCE, one mile from station (L. & N.W. Ry.); extensive gardens, stabling for six horses. Shooting is nearly 500 acres; fishing and hunting within reasonable distances.—Apply Mrs. EDWARDS, Benarth, Conway, N. Wales.

DEVONSHIRE.—To be LET, Furnished, from beginning of June, charming COUNTRY RESIDENCE, standing on an eminence, with grounds of five-and-a-half acres, bordering the River Exe. Two minutes from railway station; four miles from Exeter. Three reception rooms, eight bed and dressing rooms, besides servants' rooms. Conservatory and greenhouse; detached stabling. Gardener left and wages paid. Good fishing and other hunting. Water and sanitation perfect.—Apply JOHN WILSON & SON, The Close, Exeter.



CRANMERS (Mitcham Common).—This fine COUNTRY FAMILY RESIDENCE, with the picturesqueness and surroundings that age only can give, is situate nine miles from London, five minutes from Mitcham Junction Station, L. B. and S. C., on the borders of Mitcham Common, and close to Prince's Golf Club house and links and the renowned village cricket green. To be LET on Lease. The premises comprise drawing, dining, billiard and morning rooms, sixteen bedrooms, and well appointed offices, conservatory; stabling and outbuildings, very fine old lawn, and well-timbered pleasure grounds and meadows, in all about seventeen acres. There is a very large building which has been fitted up for a studio, and which could be readily adapted for collegiate or such like purpose.—Can be viewed on application to R. M. CHART, Surveyor, the Vestry Hall, Mitcham.

WM. R. NICHOLAS & CO.,
43A, PALL MALL, S.W.,
AND BLAĞRAVE STREET, READING.
For remainder of Advertisements, see column on p. iv.

Castellated small antique Mansion and Estate of 1,500 acres.



3½ PER CENT. NET.—To be SOLD, an important Freehold ESTATE, covering an area of about 1,500 acres. The House is a handsome castellated Mansion, part of great antiquity, and all in excellent repair, in great part covered in ivy of many years' growth. It stands in a park of some 100 acres, is entered under a massive and ancient porch, flanked on either side by a tower. It contains good accommodation for a small family. There are stabling for seventeen horses, spacious coach-house, and harness room, with ball room over. Including the park, about 600 acres are in hand, which would readily let if required. As agricultural land it is estimated at a rental value of 45s. per acre, or £1,345 10s. The actual income from lands and cottages let is £2,098 per annum, making a rent roll, exclusive of the Mansion, of £3,443 10s. The price, which includes timber, is very moderate, and the Estate will pay just over three-and-a-half per cent. net. (10,312.)

WEST MIDLANDS.

RESIDENTIAL AND SPORTING ESTATE, 365 Acres.



TO BE SOLD, a choice ESTATE, comprising a commodious Residence, with entrance hall (now used as a smoke room), three large reception rooms, conservatory, fifteen bed and dressing rooms, also a bed and bathroom combined; first-class stabling for seven horses; four glasshouses and charming grounds; farm-house and plenty of buildings. There is a large wood of about 95 acres of oak, etc., the remainder of the land being pasture and arable, in good heart, easily worked. The whole Estate, extending to 365 acres, is thoroughly well watered and fenced. Price low. (10,261.)

Surrey Hills; half-a-mile of station; rural district; forty-five minutes' run.



£7,000 will be entertained for this perfect RESIDENTIAL PROPERTY.—The House stands high and commands far-reaching views. Ten bed, two baths, four reception rooms (drawing room opens to conservatory), billiard room, etc.; stabling, four loose boxes, and usual buildings; exceptionally well-timbered gardens and grounds. (9983.)

Lovely old world property within 30 minutes of town.

HERTS.—Delightful Freehold PROPERTY known as "The Oaks," Ridge, near High Barnet, extending to about six-and-a-half acres, will be SOLD by AUCTION at the Mart, E.C., on the 16th July, by Messrs. WM. R. NICHOLAS & CO. Six bed and dressing rooms, bathroom, three reception rooms, conservatory, greenhouses, stabling, etc. Magnificently timbered grounds; kitchen garden and meadow land. The property is in excellent repair, and the drainage is modern. The House occupies a unique situation in an old world rural part of the county, under one-and-a-half miles from High Barnet Station.—Illustrated particulars of sale of the Auctioneers, Messrs. WM. R. NICHOLAS & CO., 43A, Pall Mall, S.W.

HORSHAM (fifteen minutes from the station, high and charming spot).—To be SOLD, a gentleman's charming Freehold RESIDENCE, standing in nearly five-and-a-half acres. Eight bedrooms, bathroom, sitting room, hall with fireplace, dining and drawing rooms, each opening to conservatory, morning room; stabling, tennis lawn, etc., kitchen garden, orchard, and paddock. Price asked, £5,250.—Inspected and recommended. (9421.)

WM. R. NICHOLAS & CO.,
43A, PALL MALL, S.W.,
and BLAĞRAVE STREET, READING.

OXFORDSHIRE.—Close to a town and station on the L. & N.W. Ry., two hours from town, and in the centre of the Meets of the Bicester and Warden Hill Hunt.—To be LET, Unfurnished, very convenient RESIDENCE or Hunting Box, private grounds, two reception rooms, ten bed and dressing rooms; good stabling for seven horses, coach-houses, harness-room and groom's cottage. Drainage and water excellent.—Particulars and orders to view of Messrs. PAXTON and HOLIDAY, Estate Agents, Bicester, Oxon.

BOLNEY (on the banks of the river, close to Shiplake Station, and Henley-on-Thames).—Notice of Sale of a famous riverside MANSION and attractive RESIDENTIAL SITES, beautifully situated on the river bank adjoining Shiplake Station.—SIMMONS & SONS are instructed to SELL by AUCTION, in a marquee on the ground, on Saturday, July 14th, 1900, at three p.m. precisely, the well-known Thames-side Residence, "Bolney Court," with four picturesque islands, most attractively situated amidst the surrounding backwaters and grandly-timbered grounds, with excellent stabling, small farmery, walled-in kitchen garden, and with extensive greenhouses, gardener's lodge, etc., the whole extending to upwards of 21 acres; also sixteen charming Riverside Sites, delightfully situated on the banks of the Thames, immediately adjoining Shiplake Station, with frontages of 100 ft. and upwards, and approached by a first-rate 36-ft. road, connected with the avenue extending from Shiplake Station to the river, the whole occupying an area of about twelve acres; also an allotment of Thames meadow on the river bank opposite Wargrave, and well situated for business purposes, and containing an area of about eight-and-a-half acres. Possession on completion of purchase.—For illustrated particulars, plans, and conditions of sale, apply to Messrs. COOPER & SON, Solicitors, Henley-on-Thames; or of the Auctioneers, Henley-on-Thames, Reading, and Basingstoke.

WANTED.

MESSRS. WALTON & LEE are seeking properties of the descriptions given below for clients of theirs who are bona-fide purchasers, and they respectfully invite owners thinking of selling to communicate with them. As many are naturally adverse to the fact of their intention to sell becoming known, Messrs. WALTON & LEE would respect a wish so expressed, and disclose the identity of a property only where the circumstances justify their introducing it to their clients.

WANTED TO PURCHASE, with possession, as soon as can be arranged, a moderate-sized RESIDENTIAL PROPERTY, situate not over one hour of London. The Residence must stand in well-matured pleasure grounds and gardens, and contain at least three reception rooms, ten bedrooms, and usual offices; moderate stabling is required, and land up to 50 acres would be preferred. A larger House than that described would not be objected to.—Full particulars to "Stockbroker," c/o Messrs. WALTON & LEE, 10, Mount Street, W.

WANTED TO PURCHASE, in the Home Counties, a Freehold RESIDENTIAL ESTATE of 800 acres or upwards, with some grass land and good shooting. Moderate-sized House, with billiard room; ample stabling, and good surroundings. Must be on healthy soil, in good repair, and with modern sanitation. Rough ground not objected to. Near Downs preferred.—Full particulars, with price, photo, and plan, will oblige, to Messrs. WALTON & LEE, 10, Mount Street, W.

WANTED, in the Bedale or Hurworth Country.—To PURCHASE, a Freehold RESIDENTIAL PROPERTY with good House, nice surroundings, and stabling for twelve horses.—Full particulars to be sent to Messrs. WALTON & LEE, Land Agents, 10, Mount Street, London, W.

REQUIRED to rent Furnished or partly Furnished, for a term of years, a Gentleman's RESIDENCE in good hunting neighbourhood; eighteen to twenty bedrooms; good stabling and inexpensive grounds desirable. Must stand high, with good surroundings.—Full details to "E. B.," c/o HAMPTON and SONS, 1, Cockspur Street, S.W.

WANTED, MANSION and SHOOTING in a high position, anywhere within two-and-a-half hours of town.—A thoroughly well-Furnished MANSION in a park, containing not less than 20 bedrooms, billiard room, good offices, and ample stabling. The shooting must be first class, and 2,500 to 3,500 acres in extent. Option of purchase is desirable, but not essential.—Further details with game bag to "S.," care of HAMPTON & SONS, 1, Cockspur Street, S.W.

WANTED TO PURCHASE or RENT on long Lease, a good old-fashioned HOUSE, with not less than 30 bedrooms, within one-and-a-half hours of Town, Eastern or South-Eastern Counties preferred. Shooting over 4,000 to 5,000 acres. Good game soil.—"C. B.," 12, Curzon Street, Mayfair, London, W.

WANTED TO PURCHASE in Norfolk, near good golf links, a medium-sized Country HOUSE (about 20 bedrooms), standing in park with about 500 acres of land in good shooting neighbourhood.—Send price, etc., to "L. T.," The Norfolk Club, Norwich.

WANTED, for August, Furnished HOUSE, containing three reception and nine or ten bedrooms, and usual offices; within a mile of station on main line, and within 30 to 40 minutes' reach of City. Must stand high. Tennis court, and near golf links if possible.—Mrs. DRAKE, 163, Denmark Hill, London, S.E.

WANTED in Kent or Surrey, within twelve miles of Westerham, some good SHOOTING, for a term of not less than three years.—Full particulars stating bag made in the last two seasons to be addressed to DANIEL WATNEY & SONS, 33, Poultry, E.C.

WANTED.—Unfurnished, a small Country RESIDENCE, prettily situated, within one mile of railway station and forty-five minutes of London. Must have five bedrooms, two reception rooms; nice garden. Moderate rent.—Full particulars, with photograph, to "Glazier," The Nook, Lewisham, Kent.

WANTED TO RENT, Unfurnished, an old-fashioned Country HOUSE, within an hour-and-a-half of London, main line; north preferred. Not far from station; with about 20 acres; 10 bedrooms. Moderate rent.—Full particulars to "D.," 5D, Bickenhall Mansions, London.

WANTED from about the 10th of July, for eight or nine weeks, a good Furnished HOUSE, within an hour of London; not less than seventeen good bedrooms and billiard room; good stabling and rooms. Large grounds required, and good lawns.—Please write full particulars and rent, "Mrs. A.," 7, Bryanston Square, W. No agents.

LUMLEYS,

ENGLISH, SCOTTISH, and IRISH LAND AGENTS and AUCTIONEERS.

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SCOTLAND.—GROUSE MOORS, DEER FORESTS, LOW GROUND SHOOTINGS and SALMON and TROUT FISHERIES. Messrs. LUMLEYS are the leading Sporting Agents for the sale and letting of all kinds of Sportings in Great Britain, and although the better class places are rapidly letting, they still have a few choice Sportings on hand. Intending tenants are therefore invited to send to Messrs. LUMLEYS a memo of the class of place they are seeking when a selected list shall be immediately forwarded to them.—Address The Messrs. LUMLEYS, Land and Sporting Agency Offices, St. James's House, 22, St. James's Street, London, S.W.



SOUTH HANTS AND SOMERSETSHIRE.

Announcement of the SALE by AUCTION of attractive RESIDENTIAL and AGRICULTURAL PROPERTIES.

Lot 1, South Hants.—The Upper Eldon and Parnell Farms, between Stockbridge and Romsey, comprising about 408 acres of first-class agricultural lands in a ring fence, with excellent farm-house, and complete modern farm buildings. The Property affords excellent good sporting, and the advowson and Manor of Upper Eldon will be included in the sale.

Lot 2, Somersetshire.—Merriott House (see photo above), near Crewkerne, in the southern division of the county, a Residential Property, comprising an old-fashioned stone-built Residence of the early Georgian period, containing eleven bed and dressing rooms, three reception rooms, handsome billiard room and offices, together with convenient stabling and farm buildings, attractive gardens and grounds, and rich pasture land; the whole extending to about 34 acres (including a smaller Residence known as "The Laurels," and placed at the entrance of the Property), situate in close proximity to the village of Merriott, three miles from Crewkerne station on the L. & S.W.R. main line to Exeter.

Lot 3, A Freehold detached Cottage Residence, with garden, situate in the village of Merriott, within three minutes' walk of Merriott House, and suitable for a coachman or gardener.

MESSRS. E. & H. LUMLEY are instructed to OFFER by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on TUESDAY, June 19th, 1900, at TWO o'clock precisely (unless in the meantime sold by private treaty), the above Freehold PROPERTIES, with possession on completion.—Descriptive illustrated particulars, with plan and conditions of sale, may be obtained of F. E. SVAWEY, Esq., Solicitor, Crewkerne, Somerset; and of the Auctioneers, the Messrs. LUMLEYS, St. James's House, 22, St. James's Street, S.W.



KENT (Ashurst Place, near Tunbridge Wells).—A substantial red-brick Freehold RESIDENCE, erected a few years since at a great outlay, approached by a long drive with lodge, and containing thirteen well-proportioned bed and dressing rooms, bathroom, four reception rooms, excellent hall, and usual offices, together with stabling accommodation for ten horses, coach houses, coachman's house, and laundry. The Residence is surrounded by well-kept lawns, with ornamental lake spanned by two ornamental bridges, productive kitchen garden, with a range of glasshouses, conservatory, etc., and there is a small park, the whole extending to about 42 acres; good water supply, and within three-quarters of a mile of church, postal, telegraph office, etc.; several packs of hounds hunt the neighbourhood.

MESSRS. E. & H. LUMLEY, in conjunction with Mr. EDWARD J. CARTER, of Tunbridge Wells, are instructed to OFFER by AUCTION, at the Mart, Tokenhouse Yard, London, E.C., on TUESDAY, June 19th, 1900, at TWO o'clock precisely (unless in the meantime sold by private treaty), the above attractive and well-timbered Freehold RESIDENTIAL PROPERTY, with possession.—Descriptive illustrated particulars are in course of preparation, and may be had when ready, of Messrs. TAMPLIN, TAYLER & JOSEPH, Solicitors, of 165, Fenchurch Street, E.C.; of Mr. EDWARD J. CARTER, Auctioneers, 3, The Pantiles, Tunbridge Wells; and of the Messrs. LUMLEYS, Land Agents and Auctioneers, of St. James's House, 22, St. James's Street, London, S.W.

NEAR HASLEMERE.—To be SOLD, a charming RESIDENTIAL and SPORTING ESTATE of 205 acres, including some very good shooting. There is an old-fashioned Residence containing drawing room, dining room and five bedrooms, etc.; also a substantial farm-house, containing twelve large rooms, three cottages, complete agricultural buildings, stables, and coach-house. The whole Property is Freehold, and in excellent order.—Apply to the Messrs. LUMLEYS, St. James's House, 22, St. James's Street, London, S.W.

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LAND AGENTS & AUCTIONEERS.
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ESTATE AGENTS & VALUERS,
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STOKE BISHOP (near Clifton).—A Freehold FAMILY MANSION, standing in grounds of 112. or 369. The Residence comprises, on the ground floor, spacious hall lighted by glass dome, drawing and dining rooms, library, two conservatories, housekeeper's room, kitchens and offices; on the first floor, five bedrooms, two fitted bathrooms, and w.c.; on the second floor, six bedrooms; on the basement, excellent billiard room, laundry, and spacious dry cellarage. There are two staircases. The entrance lodge contains sitting room, three bedrooms, kitchen, etc., and adjoining the stable yard is a comfortable man servant's cottage. The stabling comprises coach-house, harness room, two loose boxes, and three stalls; rough loose box in yard. Also a detached building with yard.



Gas is laid on throughout. Good supply of water. The Residence is delightfully placed on an eminence amid tastefully arranged grounds, and commands charming views. Price £7,000. Offer invited. Rent £300 per annum.—Apply Messrs. HUGHES & SON.

GLAMORGANSHIRE.—A modern MANSION, substantially erected and replete with every comfort, standing in its own grounds of 35 acres, with sloping lawns, terrace, and ornamental water. It contains spacious entrance hall, dining room, drawing room, billiard room, and library, main staircase hall. This floor also contains servants' hall, butler's pantry, with safe and bedroom adjoining, large kitchen, scullery, larder, stores room, dairy, pantry, game room, coal house, and the other usual offices. There are 24 bedrooms, two bathrooms, warm linen room, strong room with jewel-safe, three w.c.'s two wine cellars, beer cellar, and wood-house. The



water supply is perfect. The Mansion has been recently erected, and is in perfect order throughout, the internal decorations having been carried out by Liberty & Co., and there is electric light to both the House and the stables. Adjacent are the stud buildings, with 26 loose boxes, and stud groom's house, etc. The distance from Cardiff is six miles, and from Newport six miles. Hunting with Lord Tredegar's, the Langibby, and the Glamorganshire foxhounds, and the Roath Court harriers. The Vendor rents mixed shooting over an adjoining estate of 3,000 acres (including keepers' houses), and the right of fishing in the river Rumney, and these tenancies can be transferred to the purchaser, if required. Immediate possession. Personally inspected. Price on application.—Apply Messrs. HUGHES & SON.

SOMERSETSHIRE (On the borders of Gloucestershire; three miles from Clifton).—To be LET, Furnished, a stately and well-known MANSION, with a shooting over 2,200 acres, occupying a high and beautiful situation in the centre of a heavily-timbered park of 300 acres. It contains ample bedroom accommodation for a large establishment (upwards of 40 bedrooms), also suites of lofty and handsome reception rooms, including drawing and dining rooms, saloon, noble library, magnificent hall and billiard room; spacious domestic offices; modern sanitation and



excellent water by gravitation. Stabling for 20 horses. Cottages for gardener and keeper. Lodge entrances, etc. Charming grounds, lawns, shrubberies, sylvan and wilderness walks, kitchen gardens, glasshouses and orchard. Near church and village. Rent £800 per annum.—Apply Messrs. HUGHES & SON.

MESSRS. HUGHES & SON have a large selection of ESTATES and HOUSES to be SOLD and LET in the West of England, particulars of which will be forwarded on application, free of charge.—Particulars of property for SALE or to LET invited for their Register and inserted free.

ON BORDERS OF DEVON (one mile from Lyme Regis, and five miles from Axminster Station, with magnificent views over the sea).—To LET, Furnished, for summer months, a newly decorated HOUSE, with twelve bedrooms, bathroom (h. & c.), three sitting rooms, good servants' offices: perfect sanitation; stabling, and picturesque grounds. Immediate possession.—Apply, OWNER, Warecliff, Lyme Regis Dorset.

GOLFERS AND OTHERS.—FURNISHED RESIDENCE to LET for August and September: close to a town, station, first-rate golf links and the sea; comprising three reception rooms, six bed and dressing rooms, bath (h. & c.), good offices, etc.; excellent gardens, grounds, and tennis lawn. Rent, including dairy and garden produce, servants, and use of horse, fifteen guineas per week.—For order to view, apply to Mr. J. J. S. HARVEY, Land Agent and Surveyor, Canterbury.

FISHING.—About two miles one bank of River Itchen, and backwaters and carriers. Well stocked with trout, grayling and perch. Limited to six rods; four rods to LET by week or month till December.

SHOOTING.—1,000 acres near Southampton, including 150 acres covert; 500 pheasants reared. Limited to six guns; two guns to LET. All found. Game shared.

Particulars of PERKINS & SONS, The Auction Mart, Southampton.

DEVONSHIRE.

MESSRS. S. R. FORCE & SON,
AUCTIONEERS, VALUERS, HOUSE AND ESTATE AGENTS,
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Best Selection of TOWN PROPERTIES, also COUNTRY RESIDENCES, with or without Shooting, up to 3,000 acres.
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List of all available properties in Bath and West of England on application. Telephone 280.

REGINALD C. S. EVENNETT,
HOUSE & ESTATE AGENT,
HASLEMERE,
Has all the available properties, FURNISHED, UNFURNISHED, or FOR SALE, in this favourite neighbourhood.

"MERVEL HILL," WITLEY.

BY AUCTION, at the Mart, E.C., on June 21st, at ONE o'clock (unless previously disposed of).—This exceptionally beautiful RESIDENCE, occupying a grand position on the brow of a hill, with extremely fine panoramic views; eight bed, dressing, bath, and three reception rooms; first-rate billiard room; stabling. Most charming grounds of nearly six acres; electric light; sandy soil; south aspect. Station under a mile; four-and-a-half miles from Godalming and Haslemere.—Plan and particulars of Messrs. HARRISON & Co., 19, Bedford Row, W.C.; and with card to view of REGINALD C. S. EVENNETT, Estate Offices, Haslemere.

BLACKMORE VALE, South and West of England.—Mr. W. T. CORPE'S JUNE REGISTER contains particulars of HUNTING and SHOOTING BOXES, ESTATES and RESIDENCES to LET, Furnished and Unfurnished, and for SALE. Free by post.—Offices, 6, Princes Street, Yeovil.

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ELECTION AGENT or SECRETARY.—A hard-working, energetic man; efficient organizer; eighteen years' practical experience of election, registration, and secretarial work; also fully competent to manage an estate or property; good accountant, SEEKS SITUATION in June; would go abroad.—Apply FRANK CAPON, Reigate.

WHERE should Londoners live to enjoy the most perfect health and yet maintain the most close and constant relations with London daily life? Pamphlet, in paper covers, price threepence, or stiff covers, sixpence, of W. GILFORD, Redhill, Surrey, or Advertiser Office, Croydon.



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